



Gussage Road, Poole, BH12 4BZ

Asking Price

£318,500

- Two Double Bedrooms
- Professionally Landscaped Garden
- Ample Off-Road Parking
- Near Nature Reserve
- Warm Air Duct System
- Detached Bungalow
- Converted Garage
- Close To Amenities & Bus Routes
- UPVC Double Glazing
- Viewings Recommended!

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TWO BEDROOM DETACHED BUNAGLOW / PROFESSIONALLY LANDSCAPED GARDEN / AMPLE OFF ROAD PARKING >>> Greys Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated in Gussage Road, Poole. The property comprises; Two double bedrooms, lounge/diner, kitchen and shower room. Further benefits include a private landscaped garden, converted garage, ample off-road parking and UPVC double glazing. For further information, or to arrange a viewing please contact Greys of Parkstone.



2



1



1



E

Council Tax Band: C



Lounge/Diner
(5.40m x 3.25m) Max

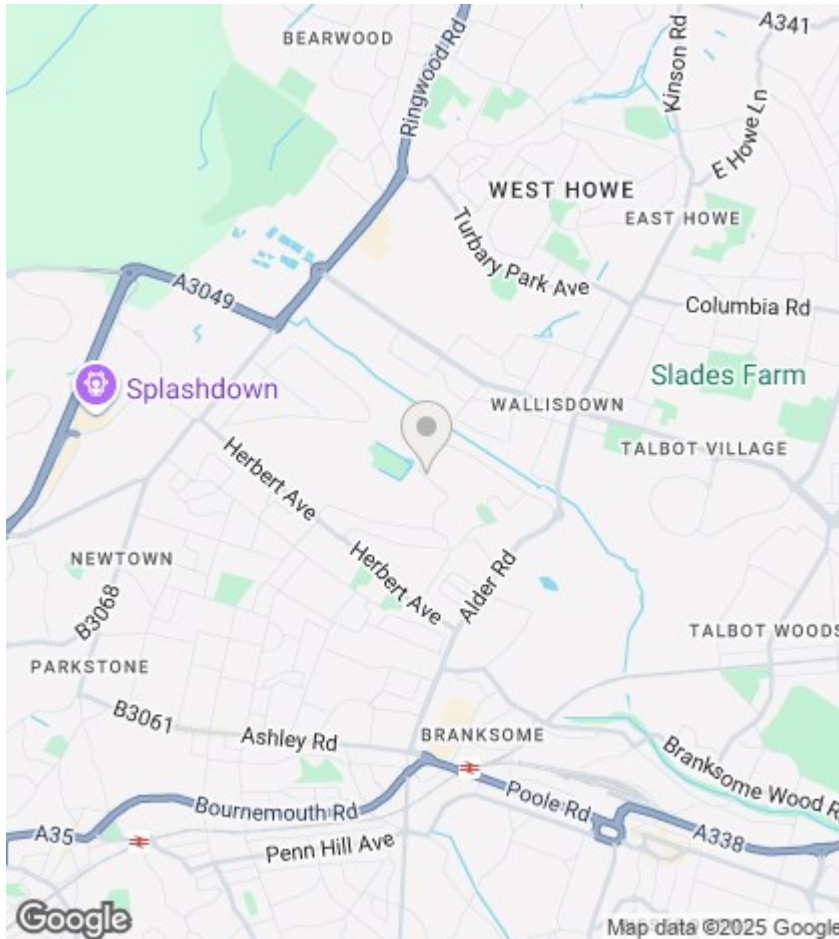
Kitchen
(3.50m x 2.60m)

Bedroom One
(4.20m x 3.00m)

Bedroom Two
(3.50m x 2.70m)

Shower Room
(2.20m x 1.55m)





Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order.

The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		52
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

