



Stanfield Road, Parkstone, Poole, BH12 3HR

O.I.E.O.

**£275,000**

- Detached Bungalow
- Immaculate Presentation
- Separate Garage
- Ample Off-Road Parking
- UPVC Double Glazing
- Two Double Bedrooms
- High Spec Lounge / Diner / Kitchen
- New Boiler
- Conservatory
- Viewings Recommended!

# Stanfield Road, Poole, BH12 3HR

IMMACULATELY PRESENTED / RENOVATED THROUGHOUT / TWO BEDROOM DETACHED BUNGALOW / WESTERLY FACING GARDEN / AMPLE OFF-ROAD PARKING >>>

Greys Estate Agents are delighted to offer for sale this detached bungalow situated in Upper Parkstone, Poole. The property comprises; Two double bedrooms, open plan high specification lounge / diner / kitchen, modern shower room, conservatory and rear enclosed garden. Further benefits include a garage with power and lighting, UPVC double glazing and a renewed gas central heating system. For further information, or to arrange a viewing, please contact Greys of Parkstone.



2



1



≡ D

Council Tax Band: B



**Bedroom One**

(4.00m x 3.50m) In to window

**Bedroom Two**

(2.95m x 3.35m)

**Lounge / Diner**

(4.00m x 2.85m)

**Kitchen**

(3.00m x 2.05m)

**Shower Room**

(1.45m x 1.80m)

**Conservatory**

(3.95m x 3.55m) Max







Map data ©2023

## Directions

N/A

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## Ground Floor

