



Beresford Road, Poole, BH12 2HD

Asking Price

£349,950

- Two / Three Bedrooms
- Super Westerly Facing Garden
- GCH/UPVC Double Glazing
- Conservatory
- No Forward Chain
- Detached Bungalow
- Garage / Off Road Parking
- Privately Owned Solar Panels
- Cul-De-Sac Location
- Early Viewing Strongly Advised!

Beresford Road, Poole BH12 2HD

NO FORWARD CHAIN / TWO/THREE BEDROOM DETACHED BUNGALOW WITH SUPER WEST FACING GARDEN >>> Greys Estate Agents are delighted to offer for sale this detached bungalow situated in Beresford Road, Parkstone, Poole. The property comprises; two / three bedrooms, lounge, kitchen, conservatory, shower room and a separate toilet. Other benefits include UPVC double glazing, privately owned solar panels, gas central heating, good size westerly facing rear garden, garage and ample off-road parking. NO FORWARD CHAIN! For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



ENCLOSED ENTRANCE PORCH

HALLWAY

LOUNGE

15' 3" x 15' 1" (4.57m 0.91m' x 4.57m 0.30m')

KITCHEN

8' 3" x 8' 3" (2.44m 0.91m' x 2.44m 0.91m')

BEDROOM ONE

11' 10" x 11' 9" max (3.35m 3.05m' x 3.35m 2.74m' max)

BEDROOM TWO

11' 10" x 8' 5" (3.35m 3.05m' x 2.44m 1.52m')

Currently used as a dining room.

CONSERVATORY

9' 6" x 7' 3" (2.74m 1.83m' x 2.13m 0.91m')

BEDROOM THREE

8' 8" x 8' 6" (2.44m 2.44m' x 2.44m 1.83m')

Currently used as a study.

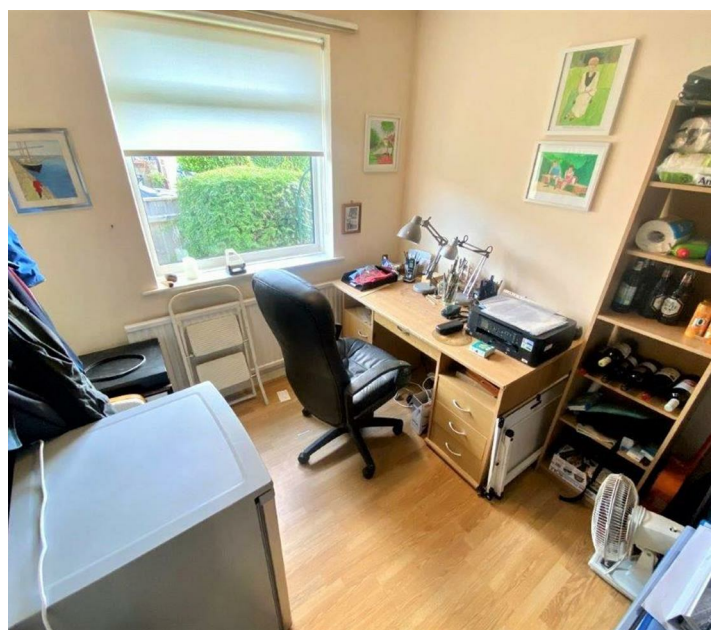
SHOWER ROOM

SEPARATE WC

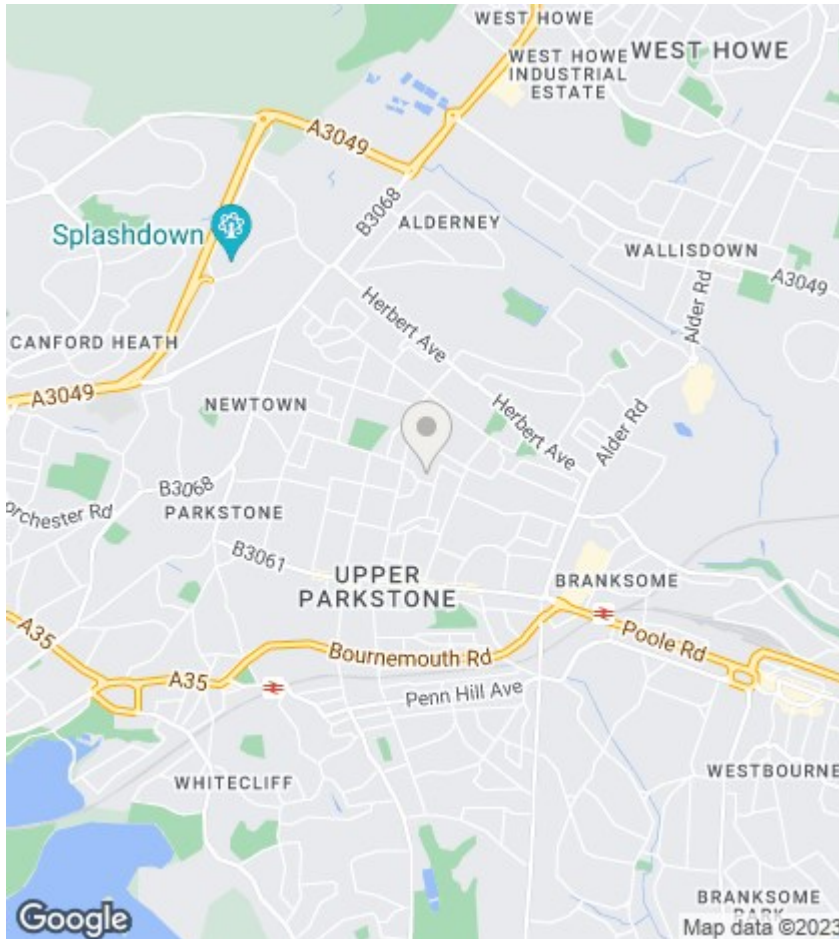
GARAGE

19' 6" x 8' 0" (5.79m 1.83m' x 2.44m 0.00m')

COUNCIL TAX - Band C







Directions

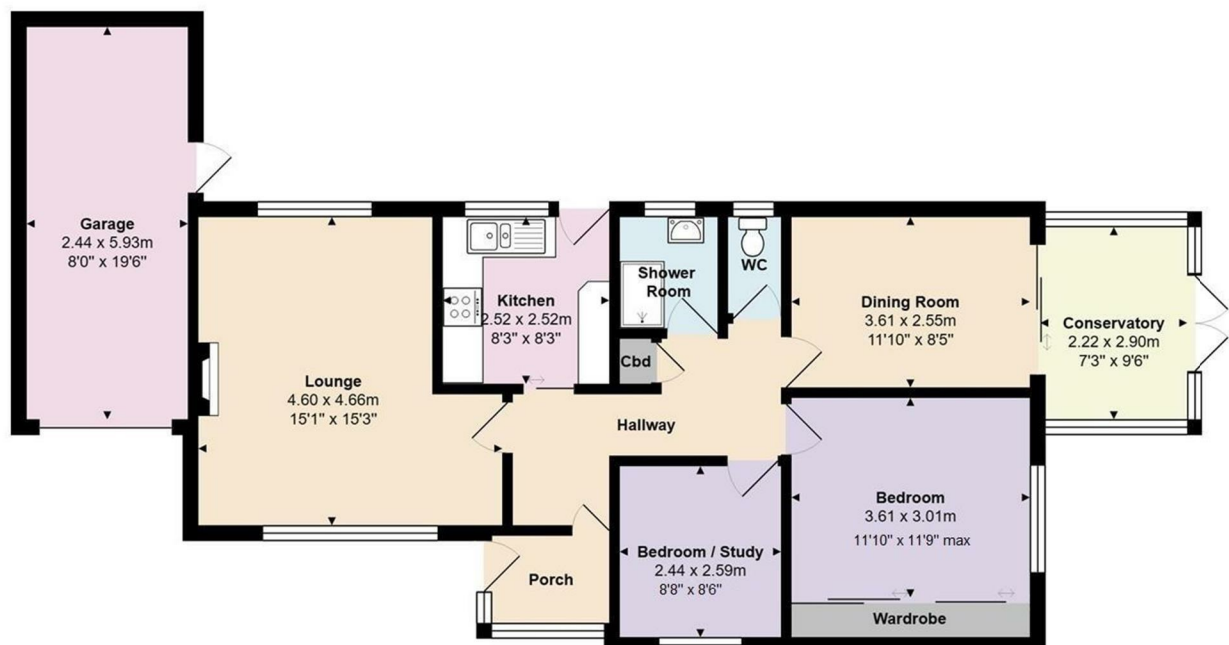
Viewings

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		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 93.9 m² ... 1011 ft²
All measurements are approximate and for display purposes only