GREYS

ESTATE AGENTS









Victoria Road, Parkstone, Poole, BH12 3AF

Asking Price £240,000

- Two Double Bedrooms
- Well Presented
- UPVC Double Glazing
- Private Garden
- Off Road Parking
- Spacious Ground Floor Flat
- Freehold Of The Building
- Gas Central Heating
- Attached Garage
- Ideal First Time Buy

444 Ashley Road, Parkstone, Poole, Dorset, BH14 0AA
01202 749390

parkstone@greysestateagents.co.uk
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WELL PRESENTED / SPACIOUS FREEHOLD GROUND FLOOR FLAT WITH GARDEN AND GARAGE >>> Greys Estate Agents are delighted to offer for sale this spacious freehold flat situated in the popular Victoria Road in Parkstone, Poole. The property comprises: Two double bedrooms, lounge, good size open plan kitchen / dining room and a family bathroom. Other benefits include UPVC double glazing, gas central heating, a lovely patio area, a private garden area, an attached garage and off road parking. This property will ideally suit a first time buyer or a downsize / possible retirement purchase.

2 1 1 C







Lounge
12'0" x 10'10" (3.68 x 3.32)

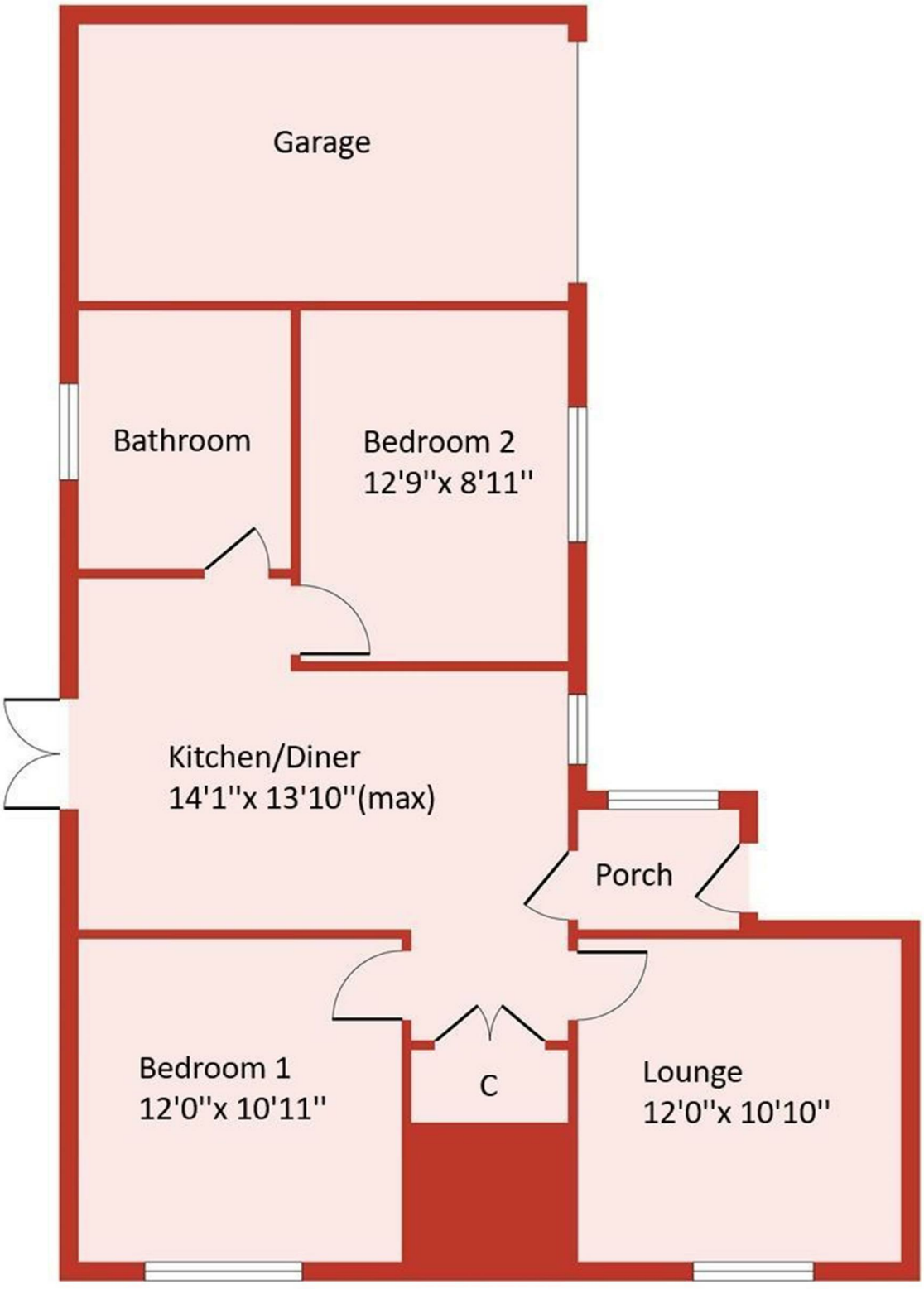
Bedroom One
12'0" x 10'11" (3.68 x 3.34)

Bedroom Two
12'9" x 8'11" (3.89 x 2.74)

Kitchen / Dining Room
14'1" x 13'10" max (4.30 x 4.2

Bathroom

Garage



Floor Plan

Produced by Elements Property

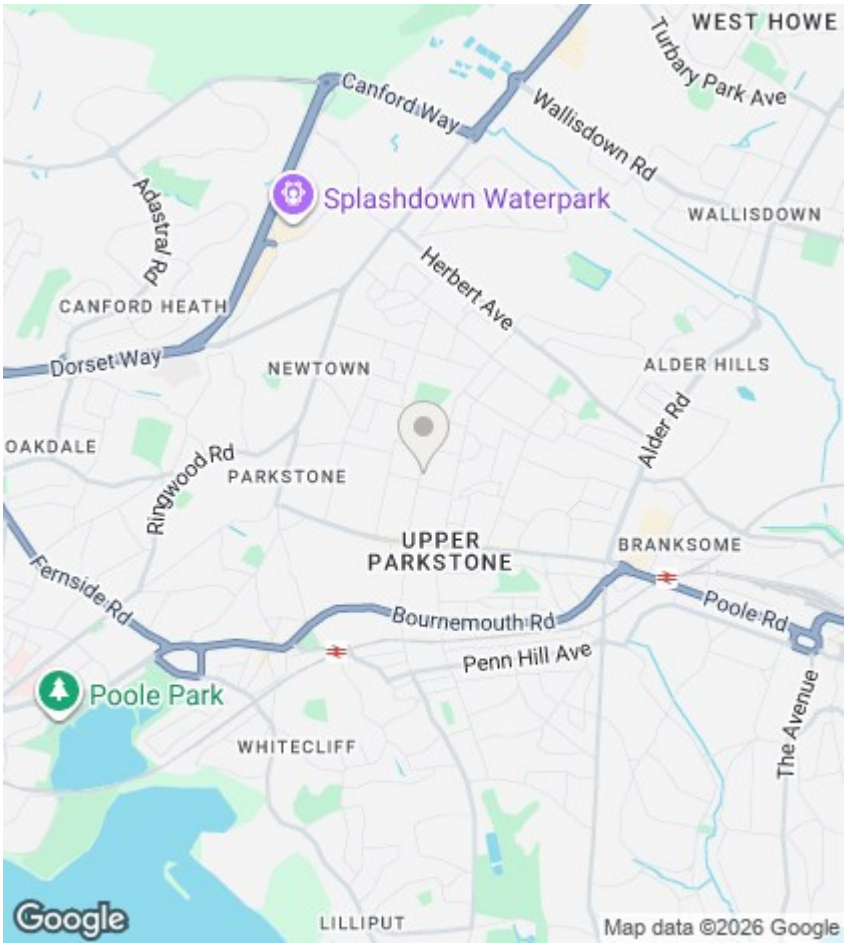






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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	



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

EPC Rating:

C

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