

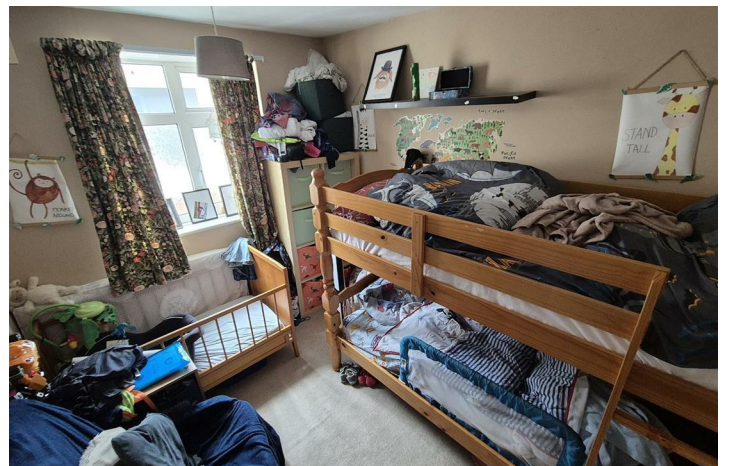
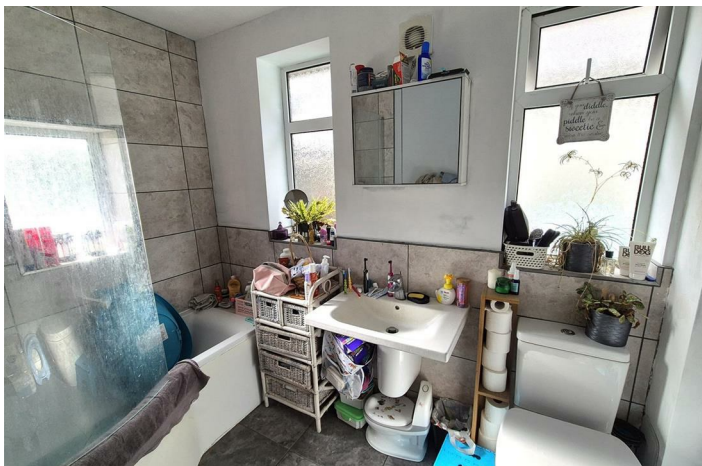


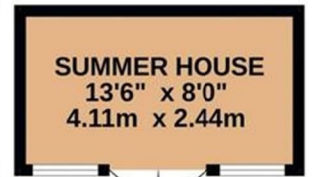
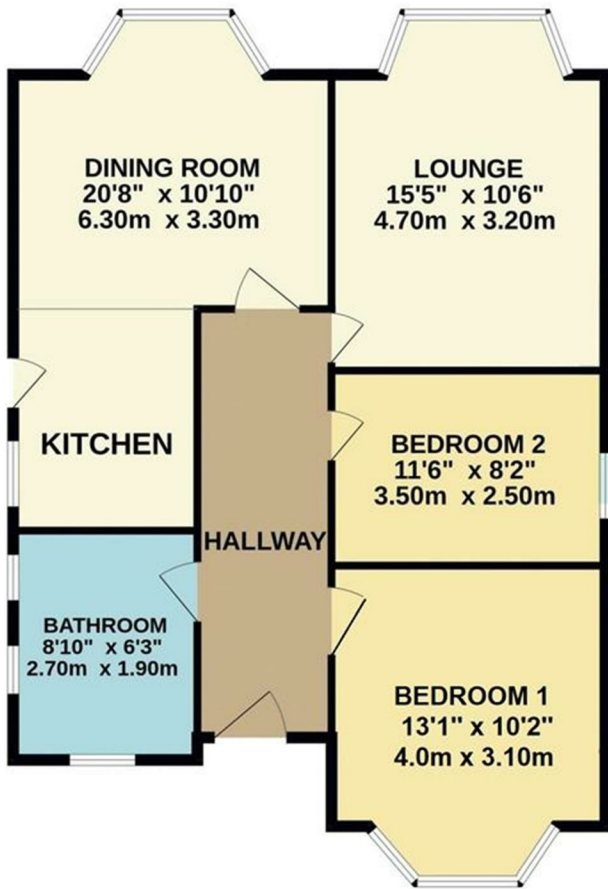
## Kinson Avenue, Poole, BH15 3PH

Offers Over £310,000

- Two Double Bedrooms
- Lounge & Separate Kitchen / Dining Room
- Gas Central Heating
- Modern Kitchen & Bathroom
- Westerly Rear Garden
- Spacious Detached Bungalow
- UPVC Double Glazing
- Lovely Elevated Views
- Lounge With Feature Log Burner
- Driveway Providing ORP

SPACIOUS TWO DOUBLE BEDROOM / TWO RECEPTION ROOM DETACHED BUNGALOW WITH WESTERLY REAR GARDEN >>> Greys Estate Agents are delighted to offer for sales this spacious detached bungalow situated in Kinson Avenue in Poole. The property comprises: Two double bedrooms, lounge, good size open plan kitchen / dining room, modern bathroom, Westerly rear garden and a driveway providing off road parking. Other benefits include UPVC double glazing and gas central heating.

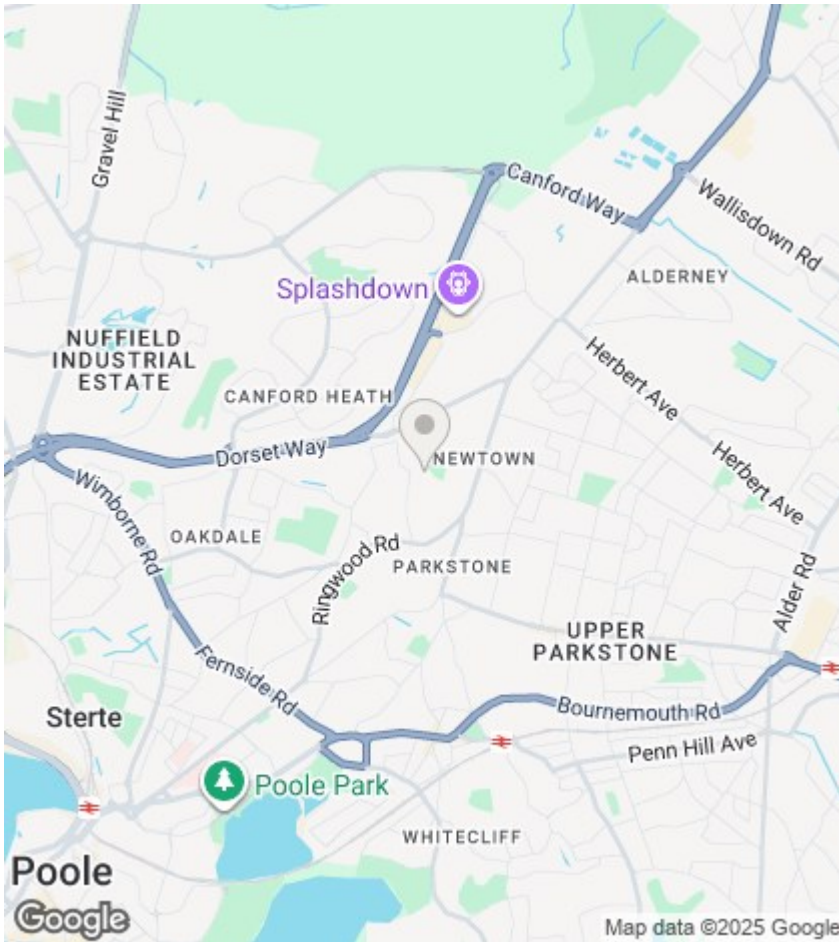








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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

## EPC Rating:

D