



## Library Road, Poole, BH12 2BG

Asking Price £395,000

- Three Bedrooms
- Superb Open Plan Kitchen / Diner
- Newly Fitted Modern Kitchen & Bathroom
- Lounge With Log Burner
- Great Location For Branksome Recreation park
- Beautifully Presented Family House
- Ample Off Road Parking To Rear
- Good Sized Garden
- Footings Base Ready For Garage
- Viewing Strongly Recommended

# Library Road, Poole BH12 2BG

BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOUSE / GOOD SIZED GARDEN / AMPLE OFF ROAD PARKING >>> Greys Estate Agents are delighted to offer for sale this stunning semi detached house situated in this popular location close to Branksome Recreation Park. The property comprises: Three bedrooms (main and second with built in wardrobes), superb open plan extended kitchen / diner, separate lounge with log burner and a family bathroom. Other benefits include new UPVC double glazing and front door, gas central heating with new boiler, large rear garden and ample off road parking to the rear of the property accessed via a communal driveway from Recreation Road. There are also footings in place for a garage to the rear if required. We understand there is also planning granted in the past to extend at the rear of the property and also to the side to create a utility room with a ground floor w.c. For further information, or to arrange a viewing please call Greys.



Council Tax Band: C



Entrance Hall

Lounge  
12'0" x 11'11" (3.66m x 3.65m)

Dining Room  
12'5" x 11'9" (3.79m x 3.60m)

Kitchen  
18'6" x 10'9" (5.65m x 3.30m)

Bedroom One  
12'0" x 11'11" (3.68m x 3.65m)

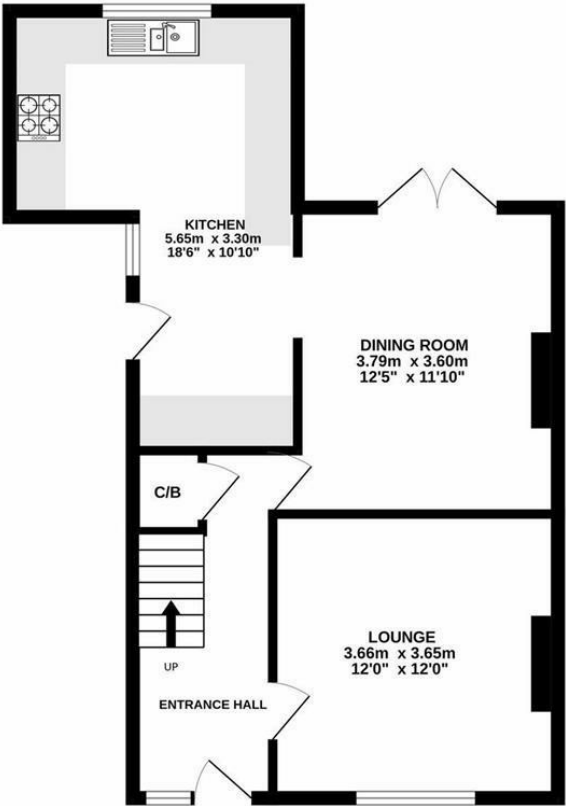
Bedroom Two  
12'5" x 10'9" (3.79m x 3.30m)

Bedroom Three  
8'8" x 6'9" (2.65m x 2.06m)

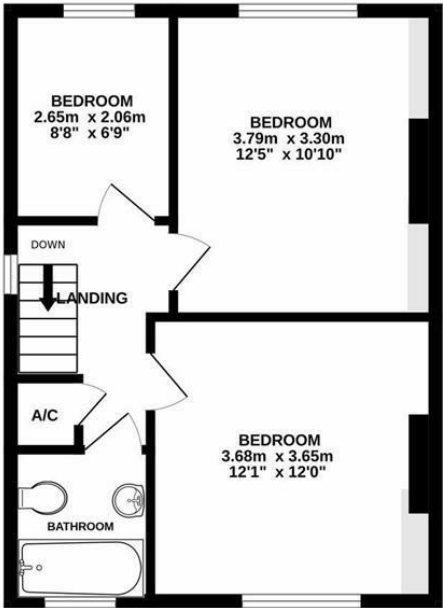
Bathroom

Council Tax Band - C

GROUND FLOOR  
48.9 sq.m. (526 sq.ft.) approx.



1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.

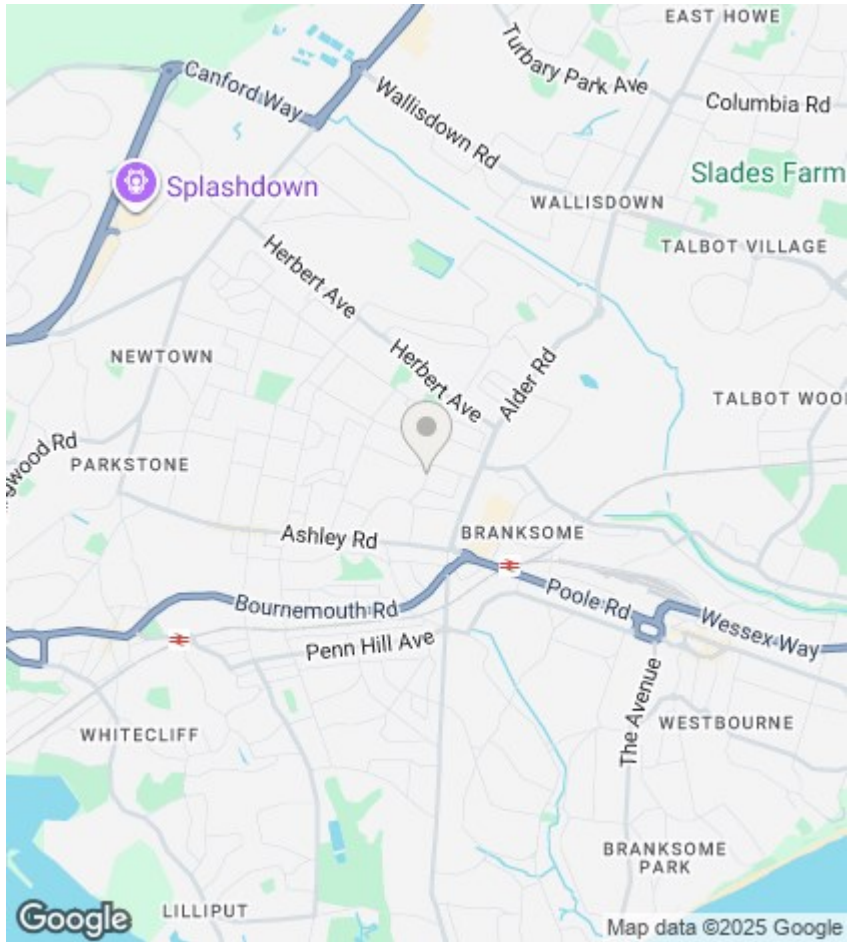


TOTAL FLOOR AREA : 88.5 sq.m. (952 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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

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