



62 Wharfdale Road, Poole, BH12 2EE

£330,000

- Three Bedrooms
- Well Presented
- UPVC Double Glazing
- Popular Location
- Heatherlands School Catchment
- Semi-Detached House
- Spacious Open Plan Lounge / Dining Room
- Gas Central Heating
- Close To Amenities
- Driveway With ORP

IDEAL FAMILY HOME >>> Greys Estate Agents are delighted to offer for sale this well presented semi-detached house situated in the popular Wharfdale Road in Parkstone, Poole. The property comprises: Three bedrooms, good size open plan lounge / dining room, separate kitchen and a family bathroom. Other benefits include UPVC double glazing, gas central heating, rear garden with feature artificial grass and a good size shed. There is also a block paved driveway, providing off road parking for a few cars and side access.



### Lounge

23'9" x 9'9" max (7.245 x 2.972 max)

With feature front aspect wooden shutter blinds.

### Kitchen

11'9" x 7'3" (3.597 x 2.213)

### Bedroom One

14'3" x 13'0" (4.356 x 3.970)

With feature fully fitted 'Sharps' wardrobes.

### Bedroom Two

10'11" x 9'10",6'6" (3.334 x 3.,002)

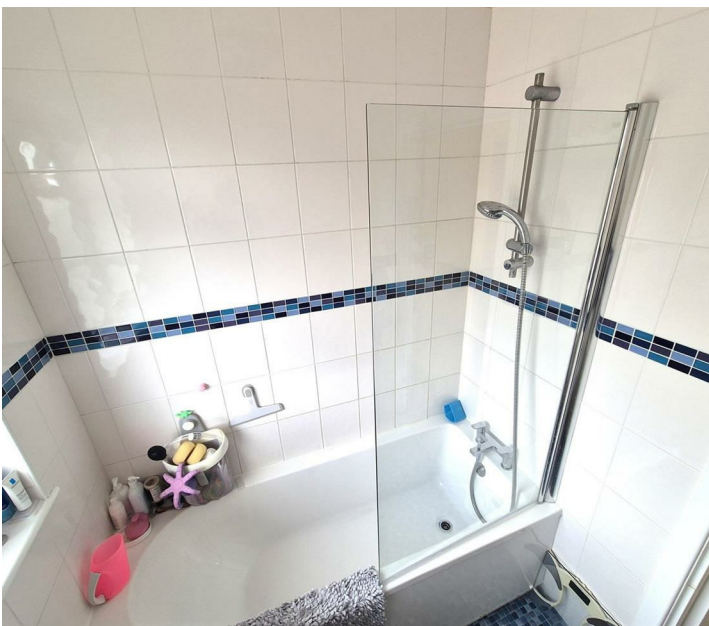
### Bedroom Three

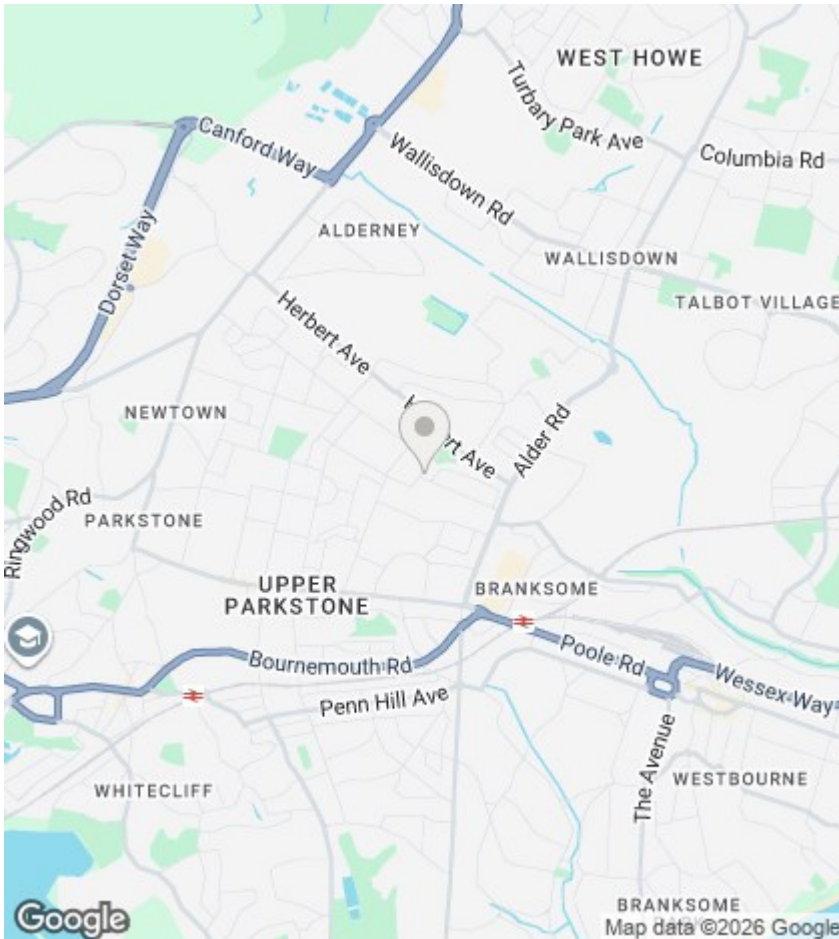
7'8" x 7'3" (2.337 x 2.219)

### Bathroom









## 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</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	



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more