



Churchill Road, Parkstone, Poole, BH12 2LS

Asking Price

- Detached House
- No Forward Chain
- Two Reception Rooms
- Downstairs Cloakroom
- Gas Central Heating
- Three Double Bedrooms
- Great Potential
- Ample Off-Road Parking
- UPVC Double Glazing
- Viewings Recommended!

£345,000

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NO FORWARD CHAIN / THREE DOUBLE BEDROOM DETACHED HOUSE / NEWLY FITTED ROOF / TWO RECEPTION ROOMS / WELL PRESENTED REAR GARDEN >>> Greys Estate Agents are pleased to offer for sale this three bedroom detached house in Churchill Road in Parkstone, Poole. The property comprises; Three double bedrooms, two reception rooms, modern kitchen, downstairs cloakroom and family bathroom. Further benefits include ample off-road parking, its well presented rear garden, new roof, UPVC double glazing and gas central heating. Please note this property does require some refurbishment. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: B



Living Room
(4.35m x 3.45m)

Dining Room
(3.40m x 2.95m)

Kitchen
(5.40m x 2.15m)

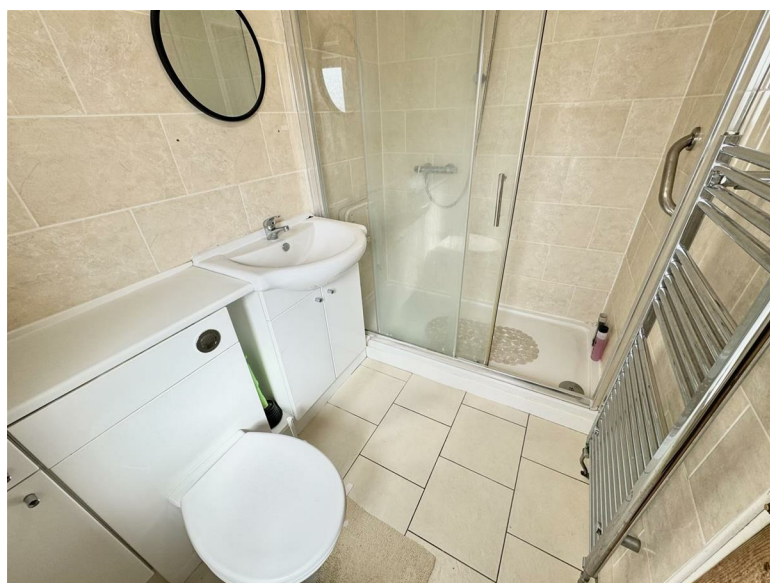
Downstairs Cloakroom
(1.60m x 1.50m)

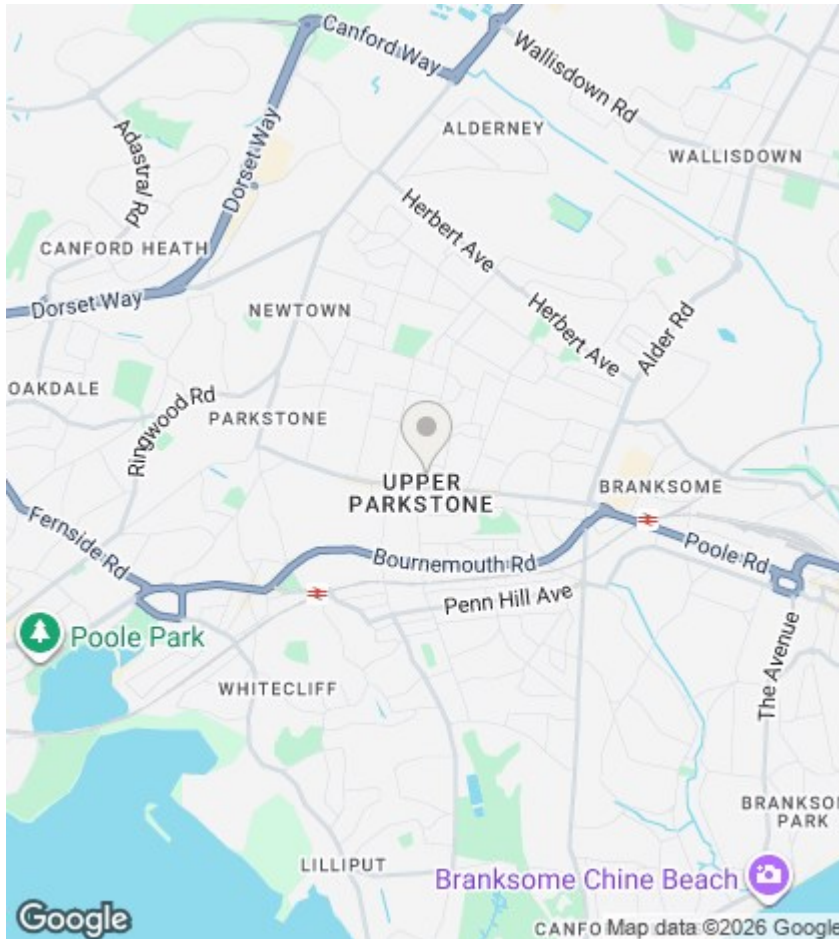
Bedroom One
(4.35m x 3.45m)

Bedroom Two
(3.45m x 2.95m)

Bedroom Three
(3.40m x 2.15m)

Bathroom
(2.40m x 1.60m)





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

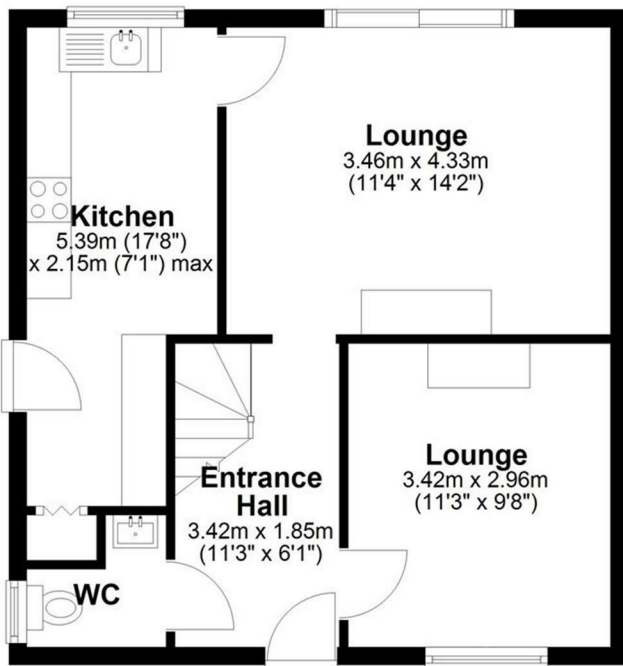
Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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