



Kinson Avenue, Poole, BH15 3PH

Asking Price £300,000

- Two Double Bedrooms
- No Forward Chain
- Off Road Parking
- Lounge / Diner
- Gas Central Heating/UPVC Double Glazing
- Detached Bungalow
- Sought After Location
- Delightful Enclosed Rear Garden
- Kitchen/Breakfast Room
- Early Viewing Strongly Advised

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NO FORWARD CHAIN / TWO DOUBLE BEDROOM DETACHED BUNGALOW / OFF-ROAD PARKING / SOUGHT AFTER LOCATION >>> Greys Estate Agents are pleased to offer for sale this detached bungalow situated in Kinson Avenue, Poole. The property comprises; Two double bedrooms, lounge/diner, kitchen / breakfast room, conservatory and a shower room. Further benefits include a private enclosed delightful rear garden, ample off-road parking, UPVC double glazing, and gas central heating. For more information, or to arrange a viewing, please contact Greys of Parkstone.



2



1



1



C

Council Tax Band: C



Entrance Hall

Lounge

18'8" x 10'2" (5.7m x 3.1m)

Conservatory

13'9" x 6'10" (4.2m x 2.1m)

Kitchen / Breakfast Room

14'5" x 9'6" (4.4m x 2.9m)

Bedroom One

12'9" x 10'2" (3.9m x 3.1m)

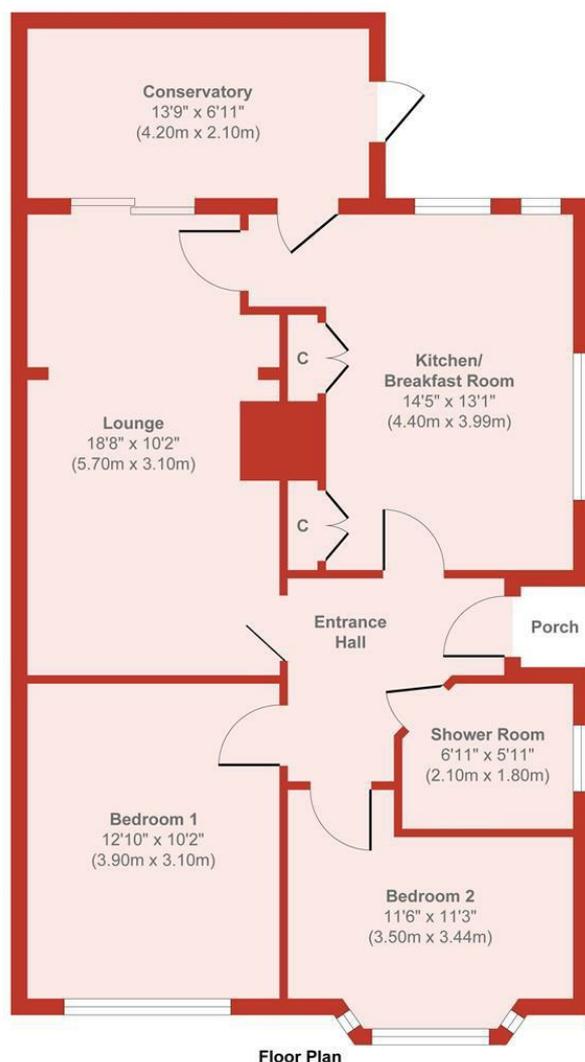
Bedroom Two

11'5" x 11'1" (3.5m x 3.4m)

Shower Room

6'10" x 5'10" (2.1m x 1.8m)

Council Tax Band - C

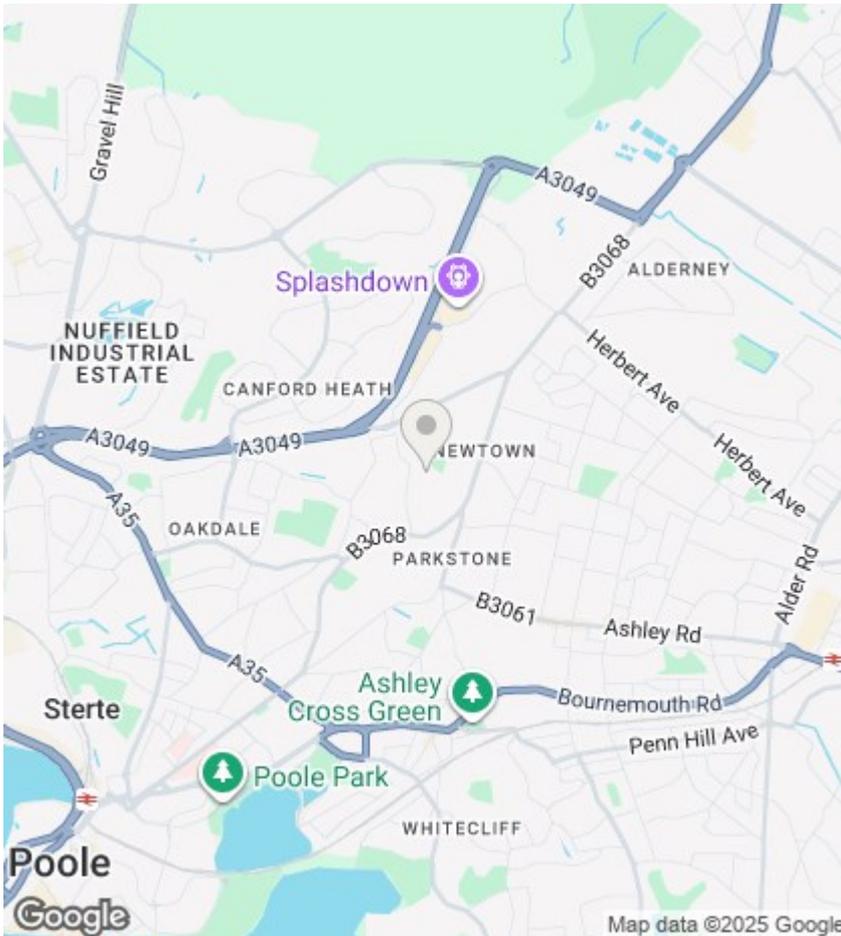


Approx. Gross Internal Floor Area 799 sq. ft / 74.23 sq. m

Produced by Elements Property







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) A		
(81-91) B		88
(69-80) C	69	
(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	