

# GREYS

ESTATE AGENTS



Pearson Avenue, Poole, BH14 0DT

Asking Price

- Three Double Bedrooms
- No Forward Chain
- South Facing Rear Garden
- On Road Parking
- Gas Central Heating
- Terrace House
- Immaculate Presentation
- Four Piece Bathroom Suite
- UPVC Double Glazing
- Viewings Recommended!

**£329,950**

# Pearson Avenue, Poole, Dorset, BH14 0DT

NO FORWARD CHAIN / THREE DOUBLE BEDROOM EDWARDIAN TERRACE HOUSE / IMMACULATE PRESENTATION THROUGHOUT / SOUTH FACING REAR GARDEN >>> Greys Estate Agents are delighted to offer for sale this well presented three double bedroom terrace house situated in Pearson Avenue, Poole. The property comprises; Three double bedrooms, modern kitchen, lounge/diner and four piece bathroom suite. Further benefits include an enclosed south facing rear garden, a position close to local amenities and bus routes (including a JP Morgan sponsored bus), UPVC double glazing and gas central heating. For more information or to arrange a viewing please contact Greys of Parkstone.



Council Tax Band: C



**Lounge/Diner**  
(3.80m x 3.70m)

**Kitchen**  
(3.60m x 3.10m)

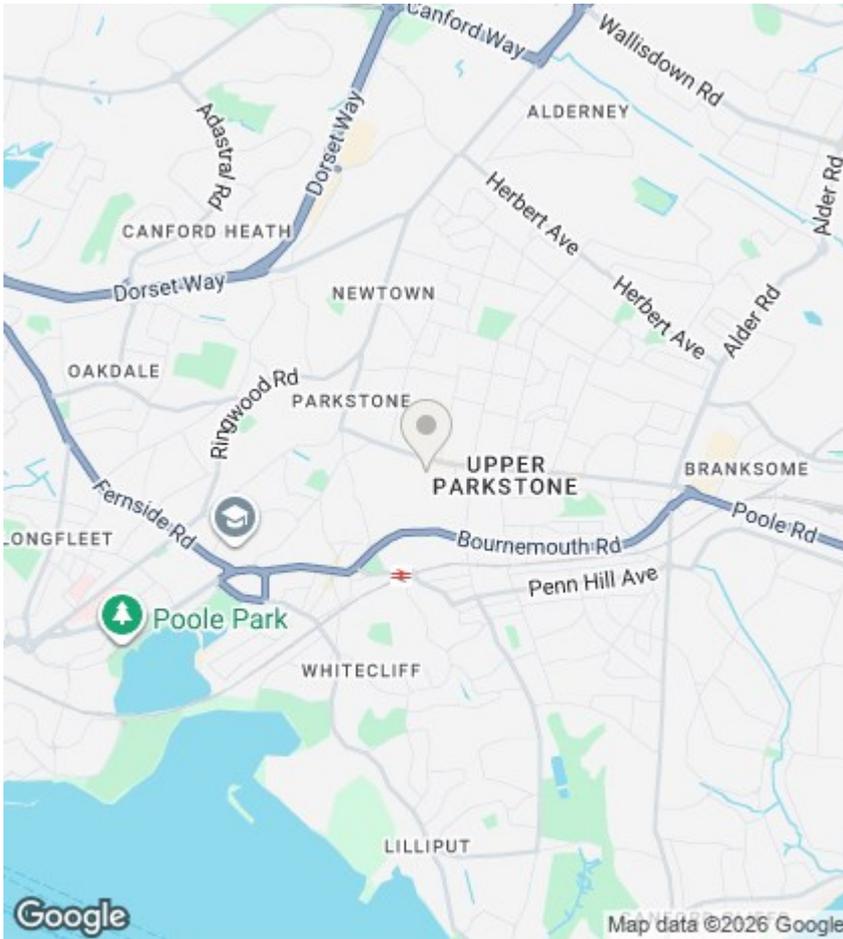
**Bedroom One**  
(4.65m x 3.85m) Max

**Bedroom Two**  
(3.65m x 2.90m)

**Bedroom Three**  
(3.65m x 3.00m)

**Bathroom**  
(3.60m x 3.10m)





### 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) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>68</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	

