



## Victoria Road, Poole, BH12 3BA

Offers In Excess Of £325,000

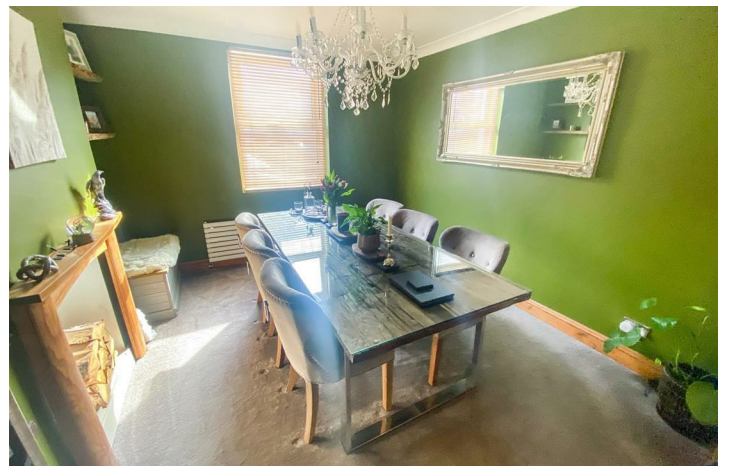
- Two Double Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Gas Central Heating/UPVC Double Glazing
- Approx 1066 sqft
- End Of Terrace House
- Westerly Facing Garden
- Family Bathroom Plus Shower Room/W.C.
- Ample Off Road Parking
- Close To Ashley Road Amenities/Bus Routes

# Victoria Road, Poole BH12 3BA

WELL PRESENTED TWO DOUBLE BEDROOM END TERRACED HOUSE / APPROX 1066 SQFT / WESTERLY FACING GARDEN >>> Greys Estate Agents are delighted to offer for sale this well presented end of terrace Victorian Style house situated in the popular Victoria Road in Parkstone, Poole. The property comprises: Two double bedrooms, lounge, dining room, kitchen, family bathroom plus a shower room / toilet. Other benefits include UPVC double glazing, gas central heating, Westerly facing rear garden and a driveway providing off road parking for up to three vehicles. With it's position within walking distance of the amenities and bus routes of Ashley Road, we strongly encourage early internal viewings. To arrange, please contact Greys of Parkstone.



Council Tax Band: C



Entrance Hall

Lounge

14'10" x 11'5" (4.54m x 3.50m)

Dining Room

11'9" x 10'10" (3.60m x 3.31m)

Kitchen

12'5" x 8'2" (3.79m x 2.49m)

Bedroom One

14'3" x 10'11" (4.35m x 3.34m)

Bedroom Two

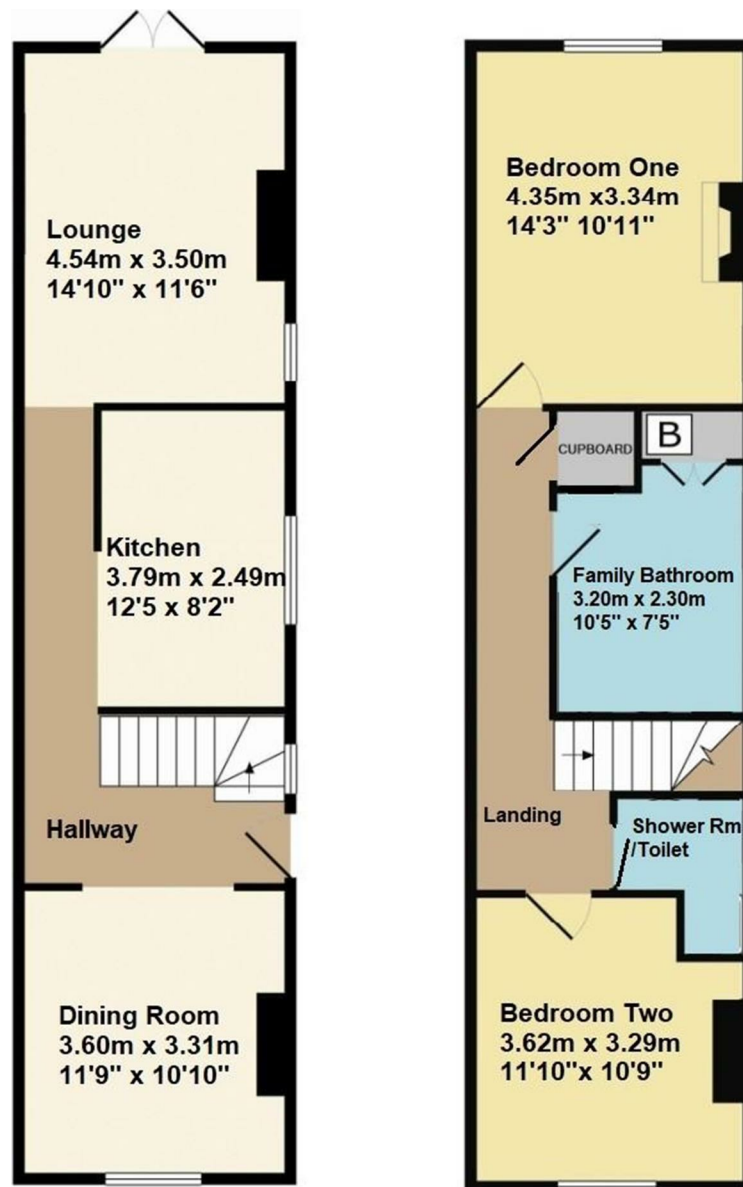
11'10" x 10'9" (3.62m x 3.29m)

Family Bathroom

10'5" x 7'6" (3.2m x 2.3m)

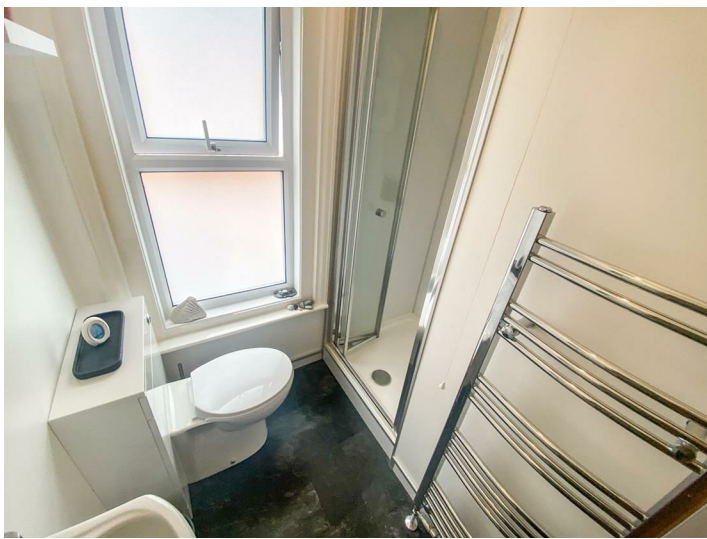
Shower Room/ W.C.

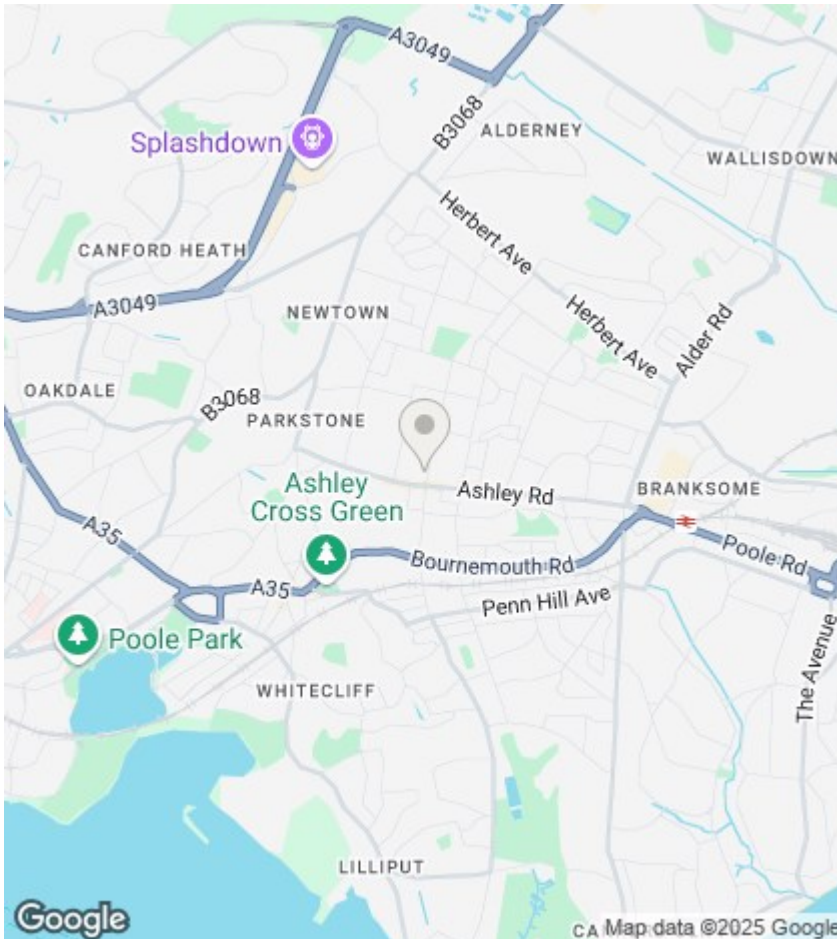
Council Tax Band - C



TOTAL FLOOR AREA - 99sqm / 1065 sqft (approx)







## 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>82</b>
(69-80) <b>C</b>		<b>65</b>	
(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	