



## Good Road, Poole, BH12 3HP

Price Guide £450,000

- Three Double Bedrooms
- Separate Pool Room With Heating
- Generous Rear Garden
- Conservatory
- Close To Local Transport & Amenities
- Detached Bungalow
- Superb High Spec Garden Studio / Home Office
- Ample Off Road Parking & Gated Side Drive
- Extremely Well Presented Throughout
- Early Viewing Strongly Advised!

# Good Road, Poole BH12 3HP

THREE DOUBLE BEDROOMS / EXTREMELY WELL PRESENTED / SEPARATE POOL ROOM / GARDEN STUDIO / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer this beautifully presented detached bungalow situated in the popular Good Road in Parkstone, Poole. The property comprises: Three double bedrooms, four piece family bathroom, sitting room with wood burner, conservatory, high specification kitchen, garden studio / home office with underfloor heating, separate pool room with heating, bar plus covered decked entertaining area. Other benefits include UPVC double glazing, gas central heating, superb good size Westerly rear garden and ample front parking with gated driveway.



Council Tax Band: C



### Lounge/Sitting Room

13'1" x 11'1" (3.99m x 3.40m)

### Conservatory

11'4" x 11'1" (3.46m x 3.40m)

### Kitchen

15'1" x 12'1" (4.60m x 3.70m)

### Bedroom One

13'3" x 12'2" (4.05m x 3.72m)

### Bedroom Two

12'7" x 12'1" (3.85m x 3.70m )

### Bedroom Three

12'1" x 10'2" (3.7m x 3.1m)

### Bathroom

9'5" x 7'10" (2.87m" x 2.39m")

### Garden Studio / Home Office

28'10" max x 12'5" max / 9'6" min (8.80m max x 3.80m max / 2.90m min )

### Pool Room

19'0" x 13'9" (5.80m x 4.20m)

### Pool Lounge

11'1" x 8'2" (3.40m x 2.50m)

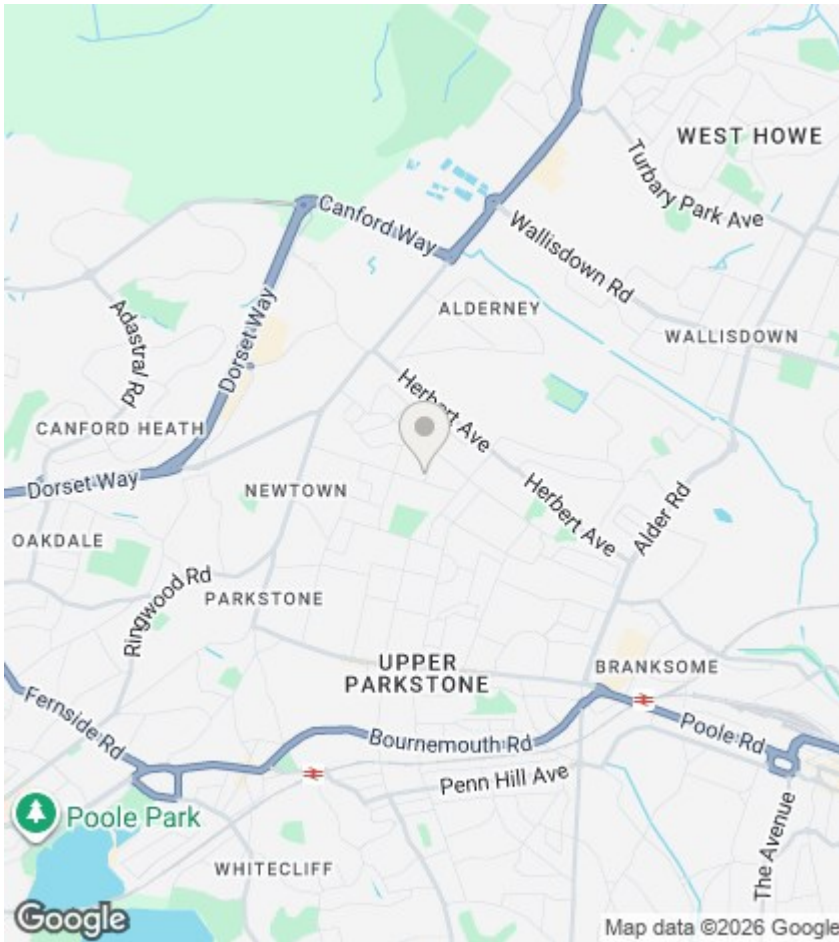
### Separate Bar

### Covered Decked Entertaining Area

### Council Tax Band C







## 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			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

