



Sylvan Road, Poole, BH12 3BX

**Offers Invited £275,000**

- Two Double Bedrooms
- Modernisation Required Throughout
- No Forward Chain
- Driveway / Off Road Parking
- Popular Road
- Detached Bungalow
- Tremendous Potential
- South Facing Garden
- Close To Amenities
- Early Viewing Recommended

# Sylvan Road, Poole BH12 3BX

OFFERS INVITED / NO FORWARD CHAIN / SPACIOUS DETACHED BUNGALOW / MODERNISATION REQUIRED THROUGHOUT / TREMENDOUS POTENTIAL >>> Greys Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated in popular Sylvan Road, Parkstone, Poole. The property comprises; Two double bedrooms, lounge, kitchen / diner area and a shower room. Further benefits include a south facing rear garden and a driveway providing off-road parking. For further information, or to arrange a viewing, please contact Greys of Parkstone.



2



1



1



G

Council Tax Band: C



Entrance Porch

Entrance Hallway

Lounge

14'9" x 10'2" (4.5m x 3.1m)

Kitchen / Dining Area

16'4" x 11'9" overall (5.0m x 3.6m overall)

Bedroom One

13'9" x 9'10" (4.2m x 3.0m)

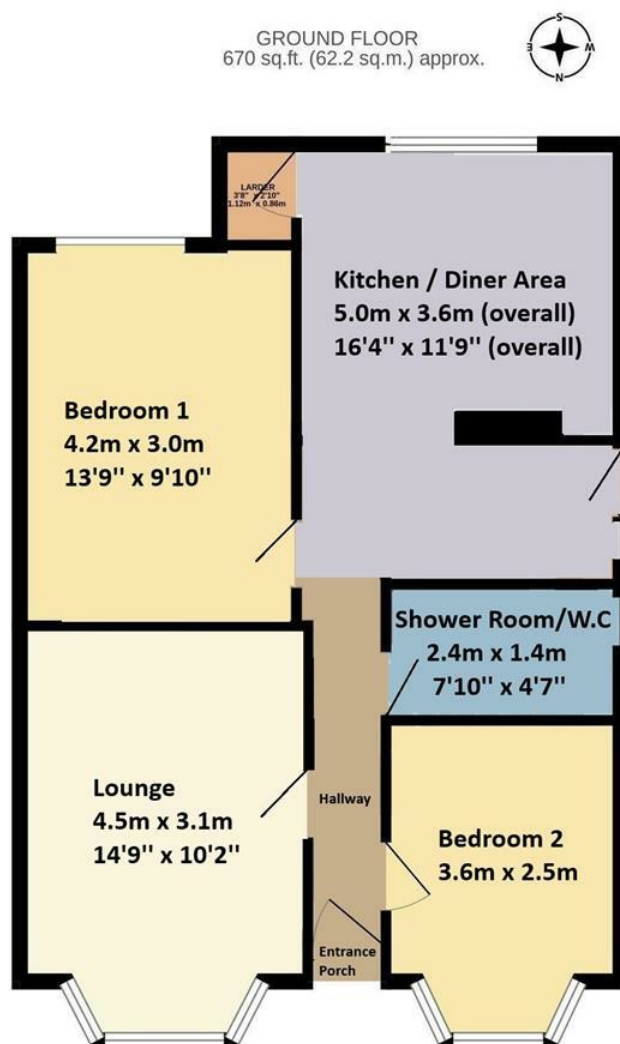
Bedroom Two

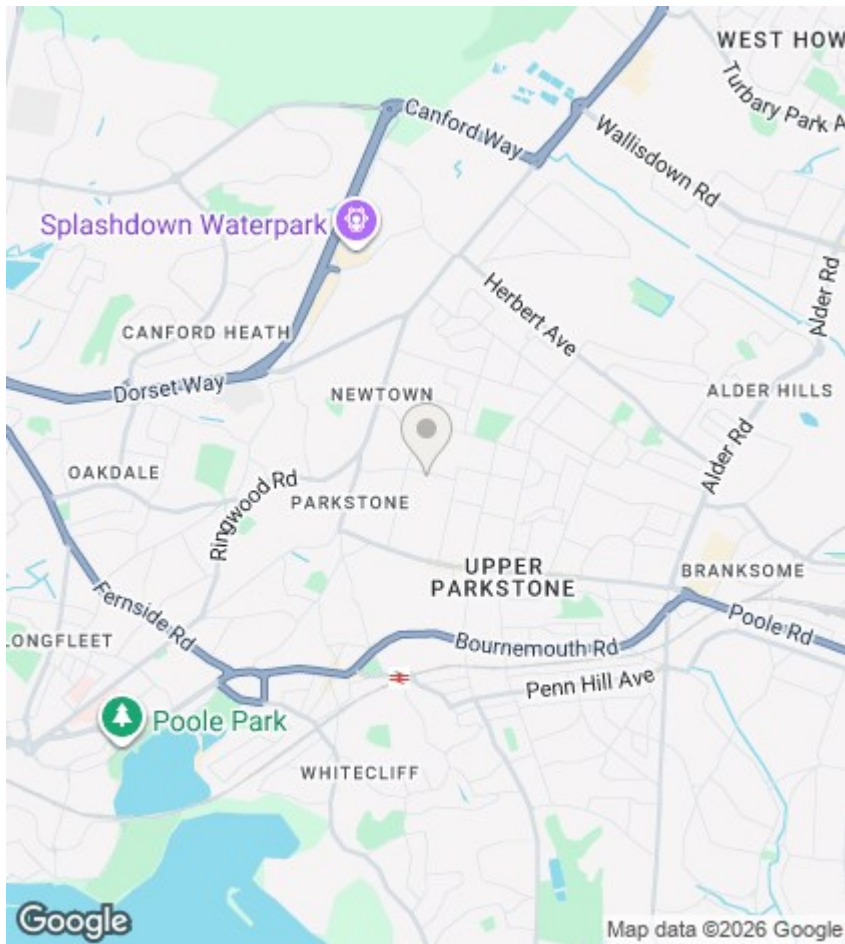
11'9" x 8'2" (3.6m x 2.5m)

Shower Room/W.C.

7'10" x 4'7" (2.4m x 1.4m)

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:

G

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 73        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             | 4                       |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |