



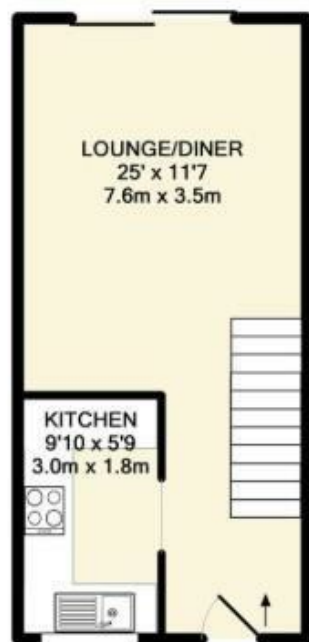
## Cottage Gardens, Poole, BH12 3DL

£285,000

- Two Double Bedrooms
- UPVC Double Glazing
- Lovely Rear Garden
- Close To Amenities
- Mid Terrace House
- Gas Central Heating
- Sought After Location
- Well Presented
- Cul-De-Sac Position
- Driveway With ORP

CUL-DE-SAC POSITION / WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE SITUATED IN A SOUGHT LOCATION >>> Greys Estate Agents are delighted to offer for sale this well presented mid-terrace house situated in the sought after Cottage Gardens in Parkstone, Poole. The property comprises: Two double bedrooms, lounge / dining room, separate kitchen, bathroom and a lovely rear garden. Other benefits include UPVC double glazing, gas central heating, lovely rear garden and driveway providing off road parking.





GROUND FLOOR  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(26.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)


TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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	

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

