



33 Green Road, Poole, Dorset BH15 1QQ

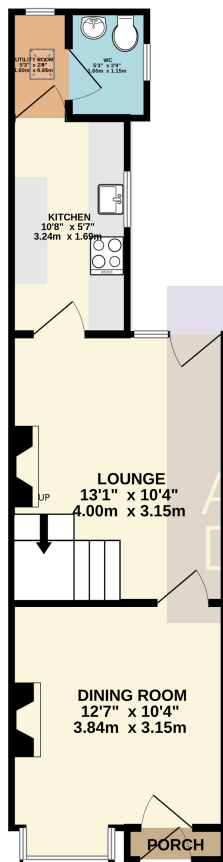
Guide Price £300,000 Freehold

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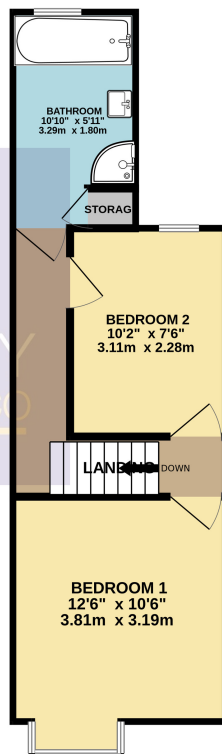
** GUIDE PRICE £300,000 - £310,000 ** NO FORWARD CHAIN ** A charming two double bedroom semi detached house ideally situated a short stroll away from Baiter Park and the historic Poole Quay. Poole Town centre with its array of shopping facilities and central transport links is also on the doorstep. The property presents an ideal starter home and viewing is highly advised to appreciate not only its fantastic location but also the accommodation on offer, which comprises: lounge, dining room, fitted kitchen, utility room, downstairs cloakroom and a four piece bathroom suite. Externally the property boasts a delightful garden with sun patio, lawned area which leads to a summerhouse. Further features include: feature stain glass door, gas central heating and UPVC double glazing. Nearby Schools - Old Town Infants, Oakdale Juniors and Poole High School. NB: Permit Parking for parking is available from BCP at £55 per annum.

ANTHONY
DAVID & CO

GROUND FLOOR
351 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Porch Door to

Lounge 3.84m x 3.15m (12' 7" x 10' 4") into bay

Dining Room 4.00m x 3.15m (13' 1" x 10' 4")

Kitchen 3.24m x 1.69m (10' 8" x 5' 7")

Utility Room 1.60m x 0.85m (5' 3" x 2' 9")

Downstairs Cloakroom 1.60m x 1.17m (5' 3" x 3' 10")

Landing Doors to

Bedroom One 3.34m x 3.19m (10' 11" x 10' 6")

Bedroom Two 3.11m x 2.28m (10' 2" x 7' 6")

Bathroom 3.29m x 1.80m (10' 10" x 5' 11")

Garden Enclosed

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.