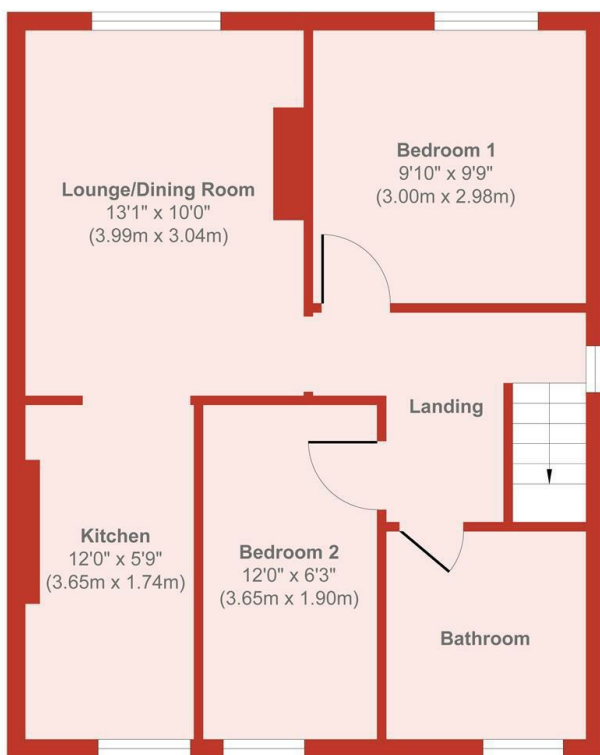




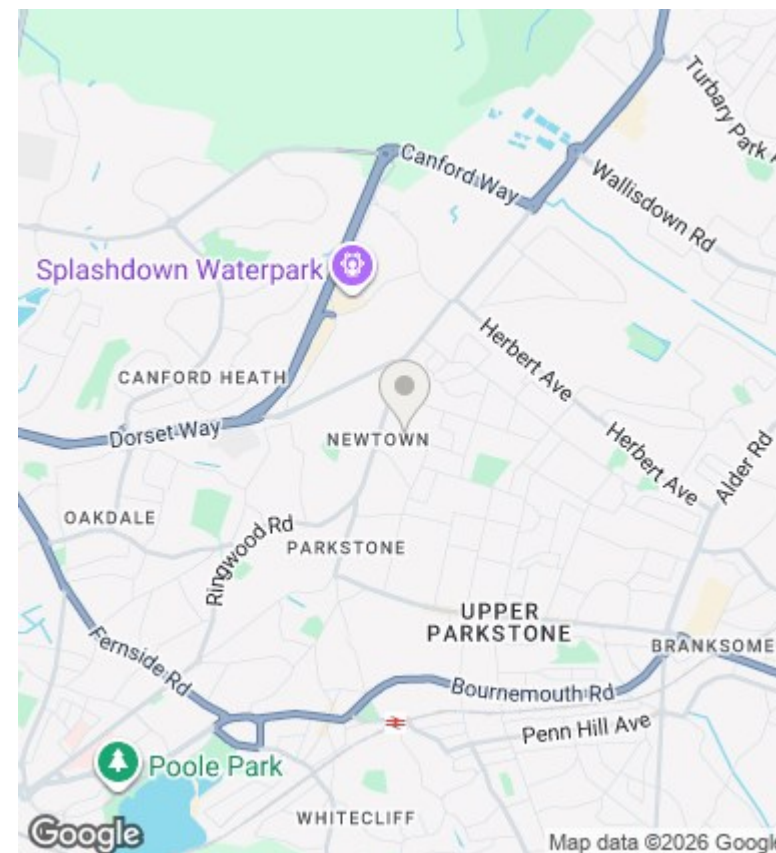
## Cynthia Road, Poole, BH12 3JE

£225,000

- Two Bedrooms
- Good Size Private Rear Garden
- Share Of Freehold
- No Forward Chain
- First Floor Maisonette
- UPVC Double Glazing
- Allocated Off Road Parking
- Well Presented
- Gas Central Heating
- Ideal First Time Buy



**Floor Plan**  
 Approx. Gross Internal Floor Area 509 sq. ft / 47.36 sq. m  
 Produced by Elements Property



## Directions

## Viewings

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

## Council Tax Band

A

## EPC Rating:

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