



17a Sancreed Road, Parkstone, Poole, Dorset BH12 4DZ

Guide Price £300,000 Freehold

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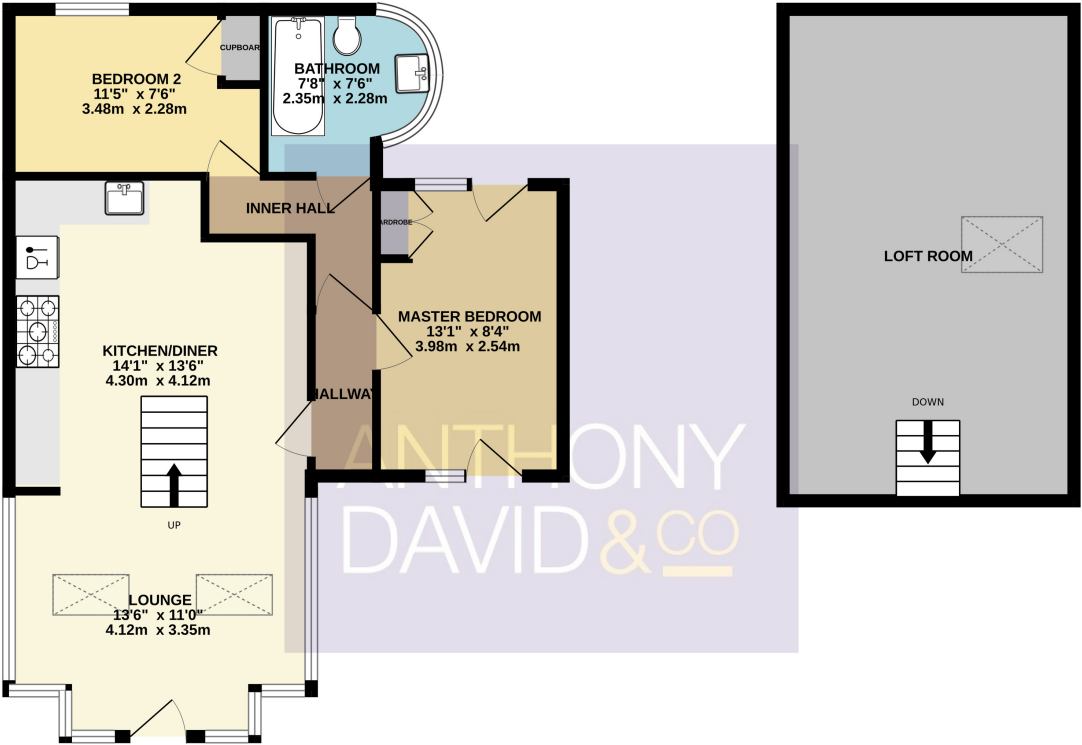
A unique cottage style detached bungalow tucked away on this residential cul-de-sac in Parkstone close to local shops, pharmacy, bus routes and Rossmore Leisure Centre. This charming property presents an ideal first time buy/investment purchase and viewing is imperative to truly appreciate this 'little gem'. The immaculately presented accommodation comprises: 15' lounge with vaulted ceilings, kitchen/diner, loft room and a stylish bathroom. Externally the property offers a courtyard style garden with raised sun deck and off road parking to the front. Further features include: fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - St Joseph's Catholic Primary, Manorside Primary and St Aldhelms Academy.

ANTHONY  
DAVID & CO



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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Entrance Hall Doors to

Lounge 4.13m x 3.57m (13' 7" x 11' 9")

Kitchen/Diner 4.3m x 4.13m (14' 1" x 13' 7")

Bedroom One 2.53m x 2.10m (8' 4" x 6' 11")

Bedroom Two 3.48m x 2.28m (11' 5" x 7' 6")

Bathroom 2.59m x 2.24m (8' 6" x 7' 4")

Loft Room 6.71m x 3.97m (22' 0" x 13' 0") Head height 1.44m

Garden Courtyard style

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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.