



51 Cranbrook Road, Parkstone, Poole, Dorset BH12 3BW

£350,000 Freehold

A well presented three bedroom semi detached house ideally situated in this residential road in Parkstone within close proximity of Ashley Road with its array of shops, amenities and central bus routes. Ashley Cross with its trendy bars and bistros is also a short distance away. The property offers good sized living space throughout and viewing is advised to not only appreciate its convenient location but also the accommodation on offer, which comprises: lounge/dining room, kitchen/breakfast room, downstairs cloakroom and contemporary shower room. Externally the property boasts an extensive Westerly aspect garden with large sun patio (partially covered) and a vast lawned area which leads to a detached workshop. To the front the driveway provides off road parking. Further features include; boarded loft, feature fireplace to lounge, breakfast bar to kitchen, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, Heatherlands Primary, St Edwards RC/CoE Secondary and Poole High School.

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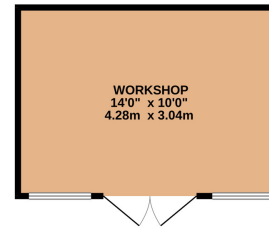
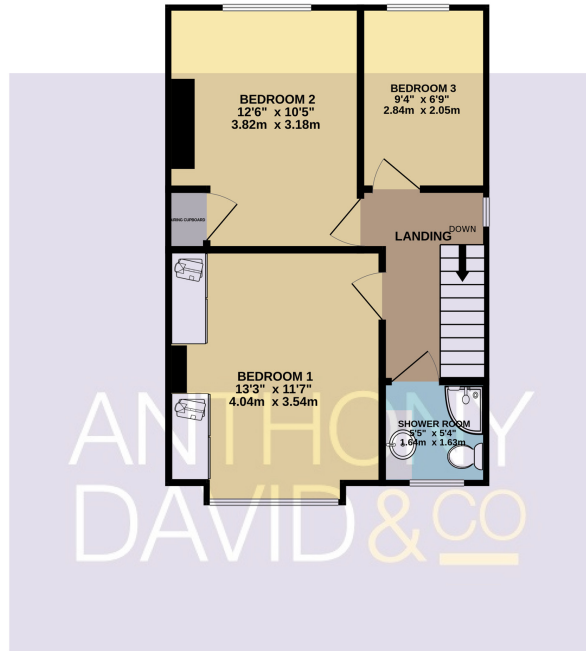
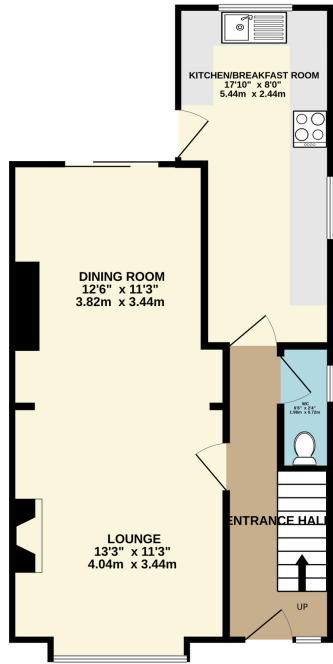
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GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

WORKSHOP
140 sq.ft. (13.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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 13' 3" x 11' 3" (4.04m x 3.43m)

Dining Room 12' 6" x 11' 3" (3.81m x 3.43m)

Kitchen/Breakfast Room 17' 10" x 8' 0" (5.44m x 2.44m)

Downstairs Cloakroom 6' 6" x 2' 4" (1.98m x 0.71m)

Landing Doors to

Bedroom One 13' 3" x 11' 7" (4.04m x 3.53m)

Bedroom Two 12' 6" x 10' 5" (3.81m x 3.17m)

Bedroom Three 9' 4" x 6' 9" (2.84m x 2.06m)

Shower Room 5' 5" x 5' 4" (1.65m x 1.63m)

Garden Westerly Aspect

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(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 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.