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27 Parkstone Avenue, Poole, Dorset, BH14 9LW
Guide Price £600,000

**** SITUATED IN THE HEART OF BH14 ** LOW MAINTENANCE PRIVATE REAR GARDEN **** Link Homes Estate Agents are delighted to present for sale this charming three bedroom semi-detached house located in Lower Parkstone. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a gorgeous bay window to the front aspect, an open-plan Shaker-style kitchen/dining room/living room with a feature island with space for bar stools and direct access onto the low maintenance private rear garden, a separate living room with a feature wood burner, a three-piece family bathroom suite, a downstairs WC, and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate its position and the 1200 SQFT of living accommodation on offer!

Parkstone Avenue sits centrally between the popular areas of Penn Hill and Ashley Cross which offer a variety of bars, restaurants, hairdressers, barbers, coffee shops and many other convenient attractions, all within walking distance. Bournemouth's award-winning sandy beaches as well as Bournemouth and Poole Town Centres are only a short drive away. The property sits in the catchment for Courthill School and Baden Powell School which are in high demand in the area. The Parkstone Train Station is just 0.7 miles away and connects to the mainline which takes you directly to London Waterloo. Locations don't get much better.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, composite door to side aspect, UPVC double glazed frosted window to the side aspect, radiator, power points, understairs storage, stairs to the first floor and wooden flooring.

Living Room

Coved and smooth set ceiling, ceiling light, wall light, UPVC double glazed bay window to the front aspect with bespoke fitted shutters, log burner, mantel, fitted shelving and cupboards, longline radiator, power points with USB charging, television point and carpeted flooring.

Open Plan Kitchen/Dining Room

Smooth set ceiling, downlights, smoke alarm, suspended lighting, wall and base fitted units, island with room for bar stools, five point 'Rangemaster' induction hob with integrated double oven and extractor fan, tiled splash back, power points, one and a half bowl stainless steel sink with drainer, integrated dishwasher, space for a washing machine, space for an American-style fridge/freezer, cupboard housing the combi boiler, skylight, UPVC double glazed windows to the side and rear aspect, UPVC double glazed French doors to the rear aspect, radiators, power points and vinyl flooring.

Downstairs W/C

Coved and smooth set ceiling, ceiling light, extractor fan, toilet, sink with under-storage, radiator, cupboard with the consumer unit and vinyl flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, partially boarded and lighting), wooden balustrades, 'PIV' unit and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect with bespoke fitted shutters, radiator, power points with USB charging, television point and carpeted flooring.



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the rear and side aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Storage Area

Smooth set ceiling, wall lights, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with glass shower screen and extra shower head, recess shelving, toilet, wall mounted sink with under storage, wall mounted vanity with mirrored front, stainless steel heated towel rail and vinyl flooring.

Outside

Garden

Laid to artificial lawn with patio area, shingle area, a tree, surrounding fences, shed, sleepers, side gated access, outside light and tap.

Driveway

Tarmacked driveway with space for multiple vehicles, outside light, side gated access and surrounding fences.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating:
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £20,000
Moving Home: £20,000
Additional Property: £50,000