



Hilda Road, Parkstone
Poole, BH12 2HW

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Freehold Price £318,500

A well presented 2 double bedroom detached bungalow with good sized kitchen/breakfast room, refitted wet room (ideal for disabled access) sunroom, flat low maintenance rear garden and off road parking for 2 cars. Set in a quiet cul-de-sac in Parkstone the home also offers gas central heating, double glazing, and a part boarded loft with a pull down ladder. The current owners have loved living here and it has been a very happy home for them.

- Detached 2 double bedroom bungalow set in a quiet cul de sac location.
- Well-presented throughout with modern fittings
- Modern fitted kitchen with white shaker style units and fitted appliances to include; Select oven, hob and extractor hood, space and plumbing for washing machine, fridge/freezer. Further storage units and cupboard housing the boiler. Space for breakfast table
- Refitted wet room in a white suite to comprise w.c, wash hand basin fitted into a vanity unit, walk in shower with pull down seat.
- 2 double bedrooms, one with fitted wardrobes
- Sunroom running down the side of the house with space for tumble dryer.
- Delightful enclosed, low maintenance, private rear garden with flowering borders and garden shed
- Off road parking at the front for 2 cars
- Gas central heating and double glazing
- Part boarded loft with pull down ladder and light
- Set a few hundred yards from Branksome Recreation Ground with the Nature Reserve approximately half a mile away

Hilda Road is a quiet cul-de-sac off Rossmore Road in Parkstone. It is within few hundred yards to the recreation ground at Branksome and within a mile to Branksome Retail Park with John Lewis and a range of other shops. Bournemouth Town Centre is within 2.5 miles and Poole Town Centre 3.5.

COUNCIL TAX BAND: C

EPC RATING: C



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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