

Fortescue Road, Parkstone BH12 2LH

Guide Price £375,000

**MAYS**  
ESTATE AGENTS









## Property Summary

A detached, characterful three-bedroom family home situated in Parkstone, ideal for modern family living, with a blend of period charm and comfortable living spaces in a sought-after residential location



## Key Features

- South-facing garden
- Large home office/ outdoor cabin for flexible living
- Open plan lounge/ dining area
- Private driveway
- Ample storage facilities
- Manicured garden with raised decking area
- Log burner
- Separate downstairs WC
- Three bedrooms
- Convenient access to local amenities, schools and transport links



## About the Property

Accessed via a private driveway and attractive front garden, the property also benefits from secure gated side access. On entering, a welcoming hallway leads to a spacious open-plan living and dining room, a convenient ground floor WC, useful storage, and a front-facing kitchen.

The well-presented open-plan living and dining area provides generous space for both relaxation and entertaining. Its desirable south-facing aspect allows an abundance of natural light to flood the room, with doors opening directly onto the rear decking and the secluded garden beyond.

The kitchen continues the sense of space and is fitted with a comprehensive range of storage units, space for freestanding appliances, and a breakfast bar ideal for informal dining.

Upstairs, the property offers a spacious principal bedroom, along with two further well-proportioned bedrooms, both enjoying elevated, picturesque views across Parkstone. A modern family shower room completes the first-floor accommodation.

Externally, the south-facing plot enjoys a sunny aspect and a peaceful setting. The rear garden features several useful storage sheds and a well-insulated garden room/home office, currently utilised as additional accommodation for visiting family and friends.

Tenure: Freehold

Council Tax Band: C (BCP Council)

Heating: Gas Fired Central Heating & Log Burner  
New combination boiler fitted in 2023

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

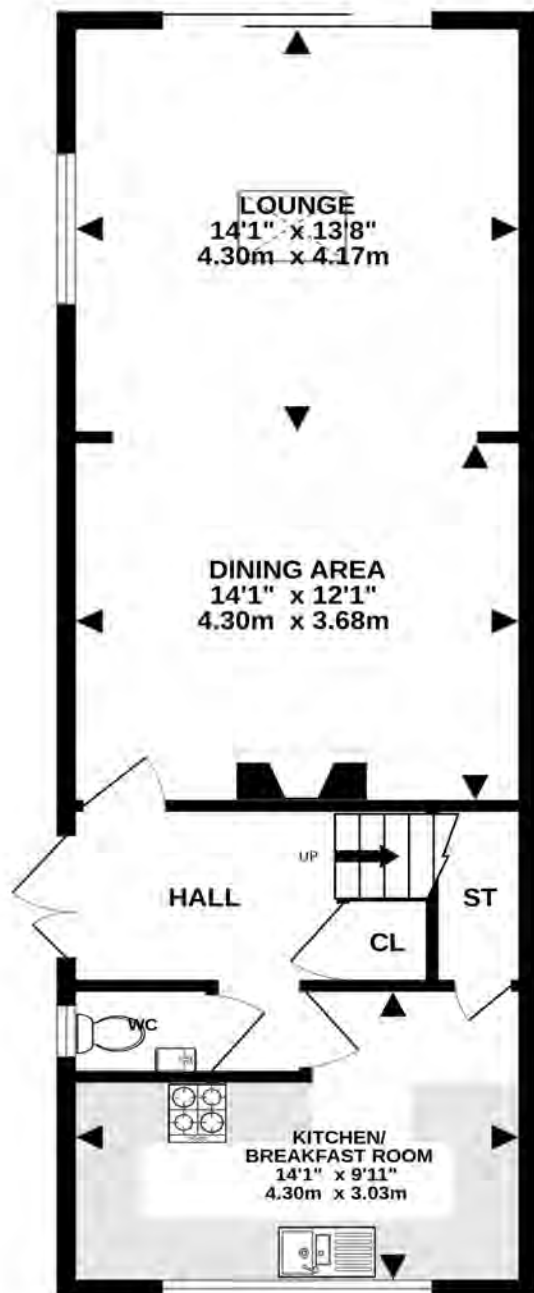
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**TOTAL FLOOR AREA : 1290 sq.ft. (119.9 sq.m.) approx.**

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.

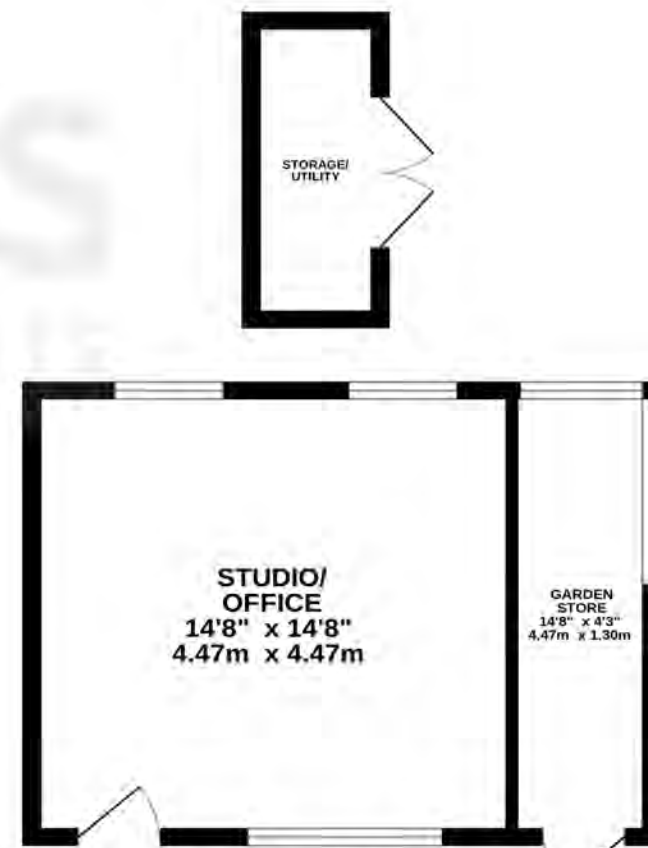
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**GROUND FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



**1ST FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**OUTBUILDINGS**  
316 sq.ft. (29.4 sq.m.) approx.







### About the Location

Situated on a sought-after residential road of individual family homes, this property is ideally positioned close to the extensive amenities of Ashley Road, including Branksome Retail Park, Waitrose supermarket, a post office, banks and a doctor's surgery. Ashley Cross village and the sandy beaches of Poole Bay are within easy reach, while the town centres of Bournemouth and Poole are conveniently located midway and well served by regular bus routes. A variety of well-regarded local schools are nearby, and both Parkstone and Branksome railway stations are close at hand, providing mainline services with direct links to Southampton and London Waterloo

### About Mays

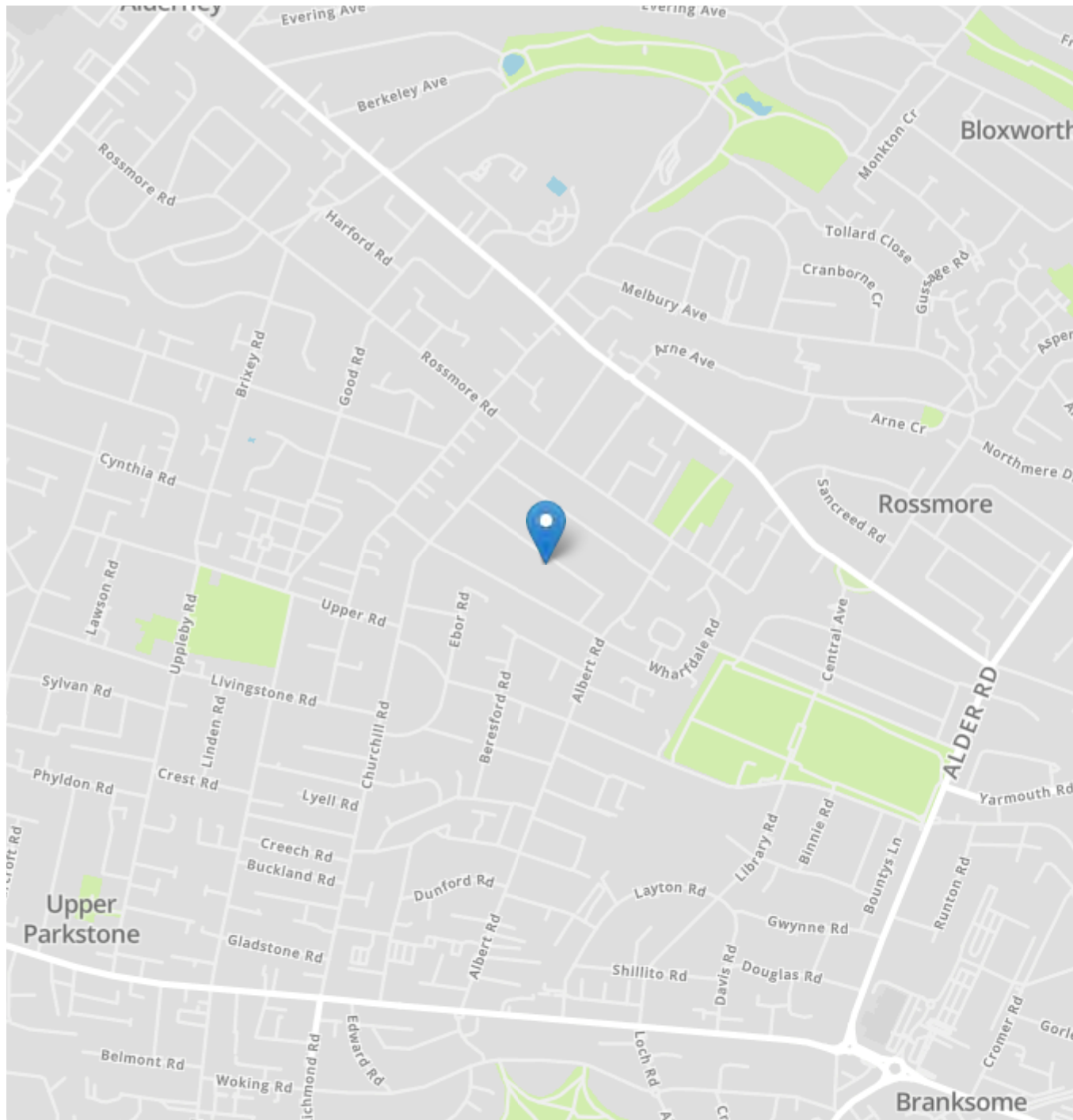
We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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