

Gladstone Road, Poole BH12 2LY

£395,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A Victorian three bedroom extended semi-detached character home with useful outbuildings and off-road parking for various vehicles, conveniently situated in central Parkstone.



## Key Features

- Desirable central Parkstone location
- South/west facing garden
- Three good sized bedrooms
- Modern family bath/shower room
- Ground floor WC
- Garage and off-road parking for various vehicles
- Extended lounge/sunroom
- Separate living/dining room
- Modern kitchen
- No forward chain



## About the Property

This attractive three bedroom semi-detached Victorian home dates back to circa 1887 and in more recent years has been extended and modernised to create a charming character home. The property also benefits from a delightful south-west facing garden, useful outbuildings and off-road parking for various vehicles.

Upon entering the property you are greeted by a reception hall with oak wood flooring and an adjoining guest cloakroom. The front reception room has an open fireplace and would make an ideal formal dining room.

Located to the rear of the property is a lounge with oak wood flooring, a contemporary central fireplace and open shelving to either side. This room opens through to an additional sun lounge with continuous wood flooring and has a feature vaulted ceiling incorporating Velux windows and sliding patio doors open onto the rear garden.

The kitchen offers a modern range of fitted units incorporating appliances, underfloor heating and has a door providing direct garden access.

On the first floor, there are three good sized bedrooms with plenty of space for furnishings, and a fully tiled family bathroom with a separate shower unit completes the accommodation.

Outside: There is a beautifully established southwest facing rear garden, with a patio area adjoining the property with a brick built bbq area and a further raised decked terrace. There is also a good sized lawn area with a well-established flowerbed border. Double side gates lead to off-road parking for three vehicles.

Outbuildings: Located to the rear of the garden is a useful converted garage (22'9" x 8'5") providing an ideal workshop and storage, with power and light. There is also a separate garden room (11'10" x 10'10") making this an ideal home office or gym.

Tenure: Freehold

Council Tax Band: C



### Ground Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



### First Floor

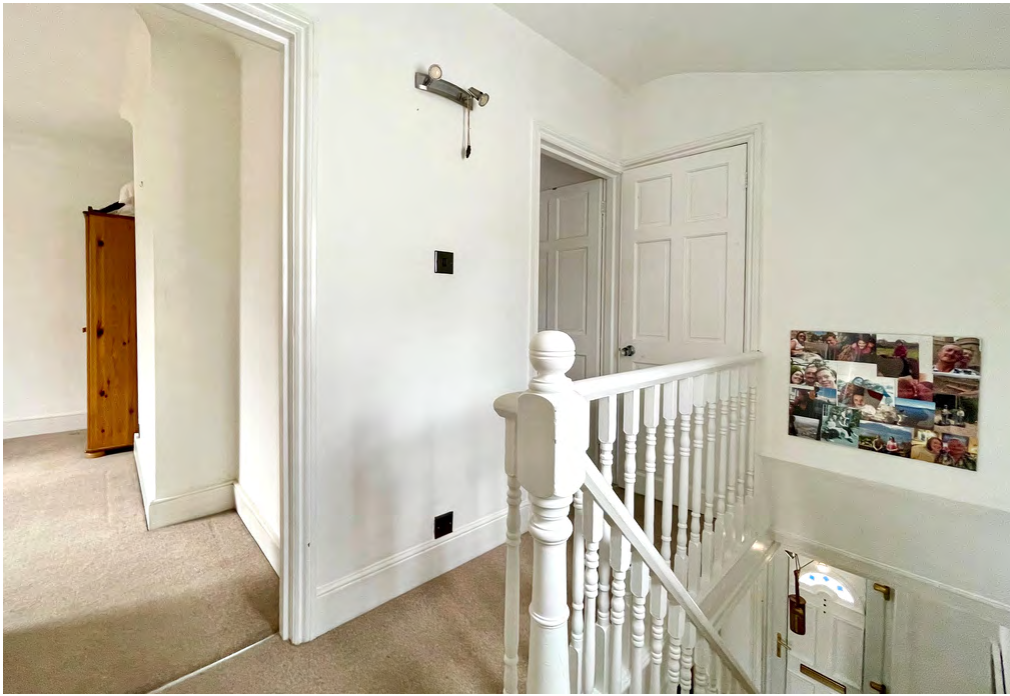
Approx. 45.2 sq. metres (486.3 sq. feet)



**Total area: approx. 98.7 sq. metres (1062.3 sq. feet)**

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Conveniently located on a popular road comprising of individual family houses, only a short stroll from the comprehensive amenities along Ashley Road, including Waitrose supermarket, Post Office, Banks and Building Societies and Doctor's surgery. It is also within easy reach of Ashley Cross village, the sandy beaches of Poole Bay, and midway between the town centres of Bournemouth and Poole, both accessible by regular buses. Gladstone Road has a variety of local schools nearby and is close to both Parkstone and Branksome Railway Stations, giving mainline fast links to Southampton and London Waterloo.

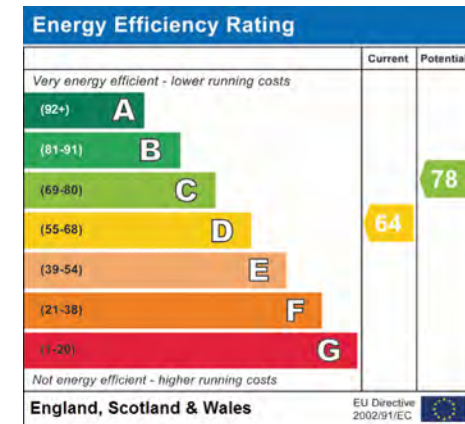
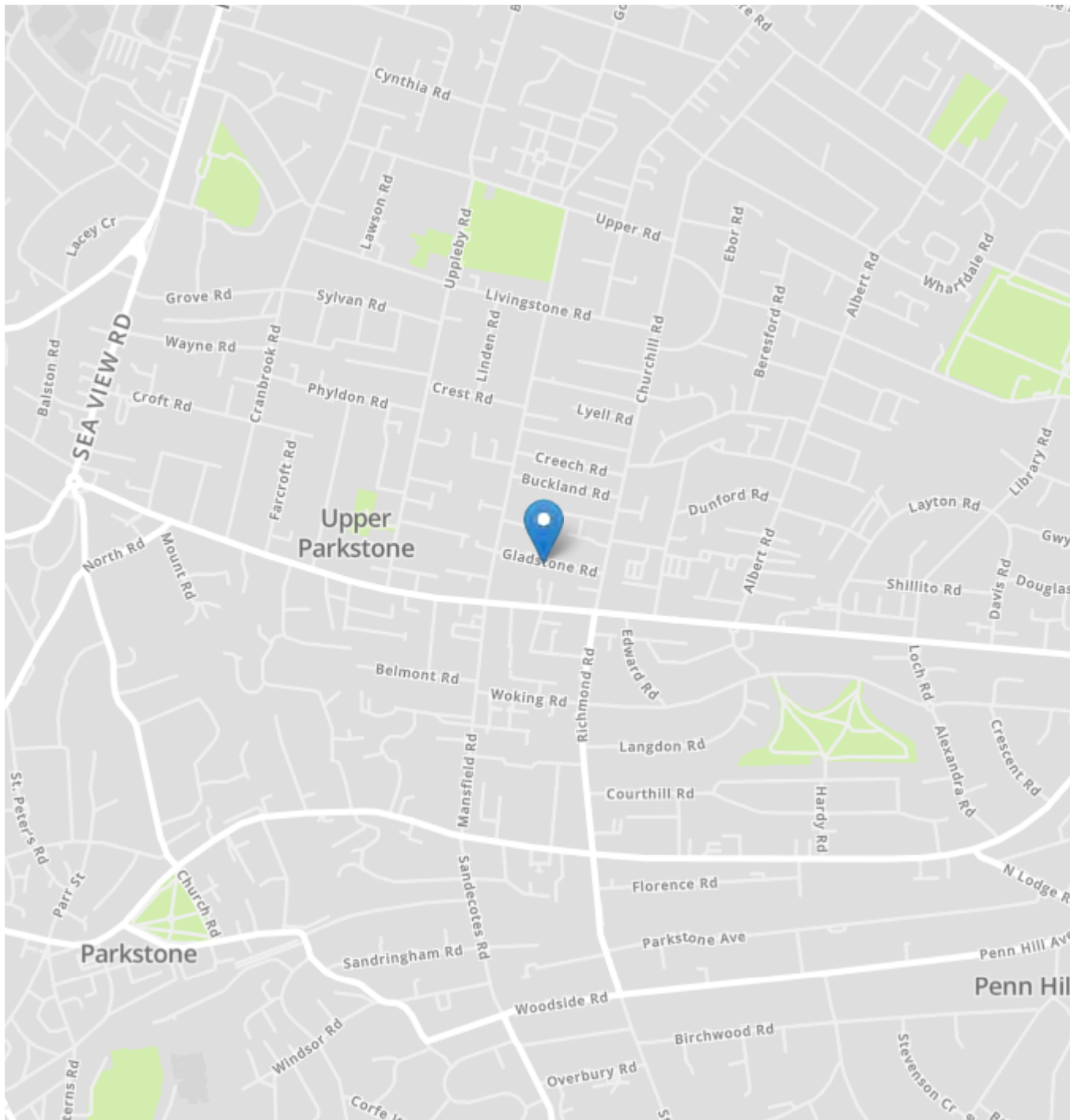


## About Mays

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.



**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.

**Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

**MAYS**  
ESTATE AGENTS