



HEARNES

WHERE SERVICE COUNTS

106b Churchill Road, Parkstone, Poole BH12 2LX

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FREEHOLD PRICE £285,000

A charming and characterful 3 bedroom turn of the century semi detached house positioned down a private quiet lane off Churchill Road. The ground floor accommodation comprises of versatile living including a cozy lounge, dining room, separate kitchen, utility area and a generous downstairs bathroom. The rear garden is private, fully enclosed and southerly facing offering a large low maintenance courtyard area, lawn, garden shed and outbuilding currently being used as a music room. Other benefits include off road parking, garage, double glazed sash windows with gas central heating throughout and is being offered with no forward chain!

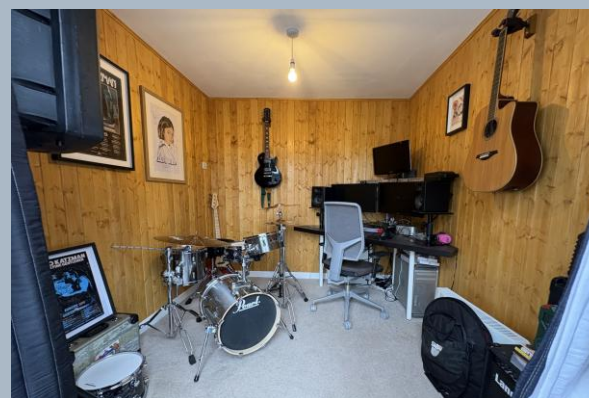
- A characterful turn of the century 3 bedroom semidetached home positioned tucked away down a private lane
- Lounge and separate dining room with feature fireplaces and access to the rear garden
- Separate kitchen with wooden shaker style units with ample worktops above, range style cooker with 6 ring gas hob, double and single oven, space for fridge/freezer and dishwasher
- Utility room having space and plumbing for washing machine
- Spacious bathroom to include shower over bath, wash hand basin and wc
- Hard flooring throughout the ground floor and tiled floor in the kitchen
- Underfloor heating in the kitchen, bathroom and utility area
- Charming column Victorian style radiators
- Fully boarded loft space
- Private and fully enclosed southerly facing rear garden with shed
- Outbuilding with lighting and electric currently being used as a music room
- Shared driveway leading to a garage with off road parking in front for one vehicle
- Gas central heating and double glazed sash windows throughout
- No forward chain

The property is conveniently situated being less than 300 metres from Ashley Road having a variety of high street shops, restaurants and services. Local schools Heatherlands Primary School and Livingstone Infant and Junior School are close by. Branksome Recreation Ground is 0.5 miles away and Branksome Train Station is approximately 1 mile away. Poole and Bournemouth Town Centres are both just over 2 miles away.

COUNCIL TAX BAND: B

EPC RATE: D

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

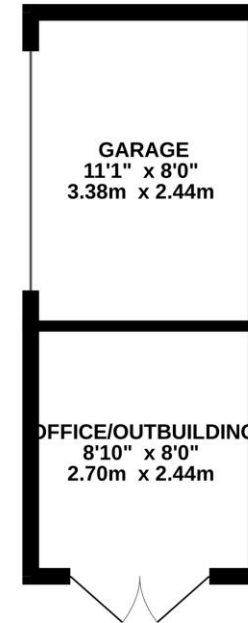
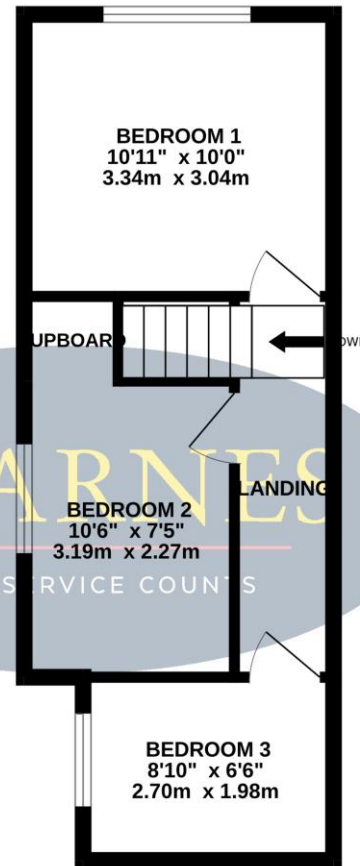
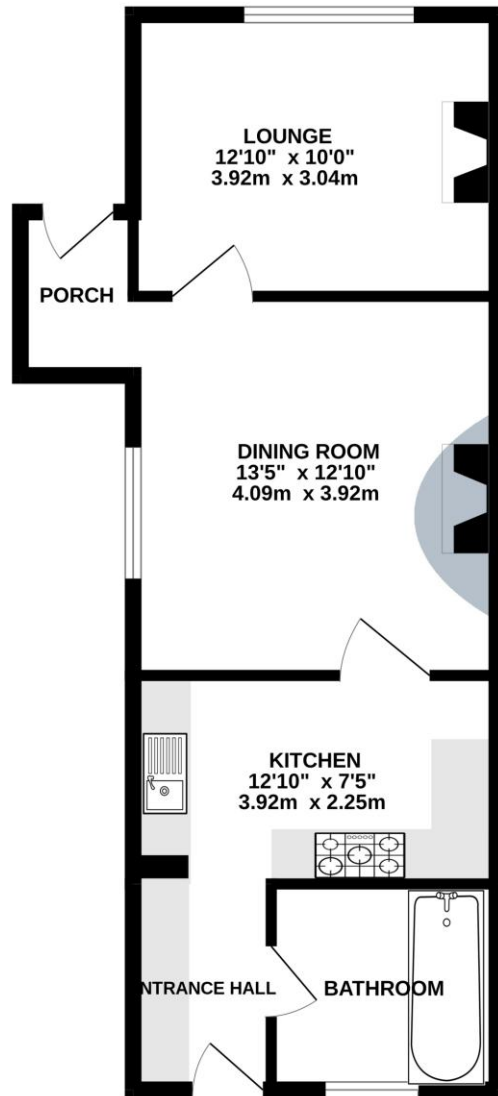




GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

OUTBUILDING
160 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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