



28 Argyll Road, Parkstone,  
Poole, Dorset, BH12 2DR



# 28 Argyll Road, Parkstone, Poole, Dorset, BH12 2DR

## Freehold Price £335,000

A well presented and extended 2 double bedroom semi-detached house with 2 reception rooms, large kitchen/breakfast room and refitted shower room. Stylishly kept and loved by the current owners, who have made many improvements since they bought the property, this home is a real gem. Set in the heart of Parkstone, down a quiet road, the home has off road parking for 2 cars at the front, and a good sized flat, private, rear garden. There is a service road behind the rear of the property, which leads to an area of hard standing approached via wooden gates. The home has modern internal décor, double glazing, gas central heating and a pull down ladder to a boarded loft with window. The house will be sold with no forward chain.

- Spacious, well presented 2 double bedroom semi detached home
- Sitting room having a wonderful fireplace with tiled surround and wooden surround; this room leads into the dining room
- Separate dining room opening to the kitchen
- Extension to the rear of the house with a large modern kitchen/breakfast room that has an extensive range of white units with wood effect work tops over and appliances to include an oven, induction hob, under counter fridge and freezer and space and plumbing for washing machine and dishwasher
- Pull down loft ladder leading to a boarded and insulated loft with window and presently used as a music room
- Refitted stylish shower room with double shower, wash basin, and wc
- Well presented inside with tasteful décor throughout. Sold with fitted carpets, curtains, blinds and lights
- Double glazing and gas central heating
- Resin driveway and space for 2 cars to park off road. Service road behind the house and rear access to a hard standing area for a further vehicle
- Delightful private rear garden offering a high degree of privacy and having an area of lawn and rear patio area
- Sold vacant with no forward chain

Set off Albert Road, Argyll Road is a charming road containing character style houses and cottages. Set in a very convenient location, being a few hundred yards to Branksome Recreation Ground, Heatherlands Primary School and half a mile to the shops at Ashley Road. It is also within easy access to roads leading to both Poole and Bournemouth.

COUNCIL TAX BAND: C

EPC RATE: C

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

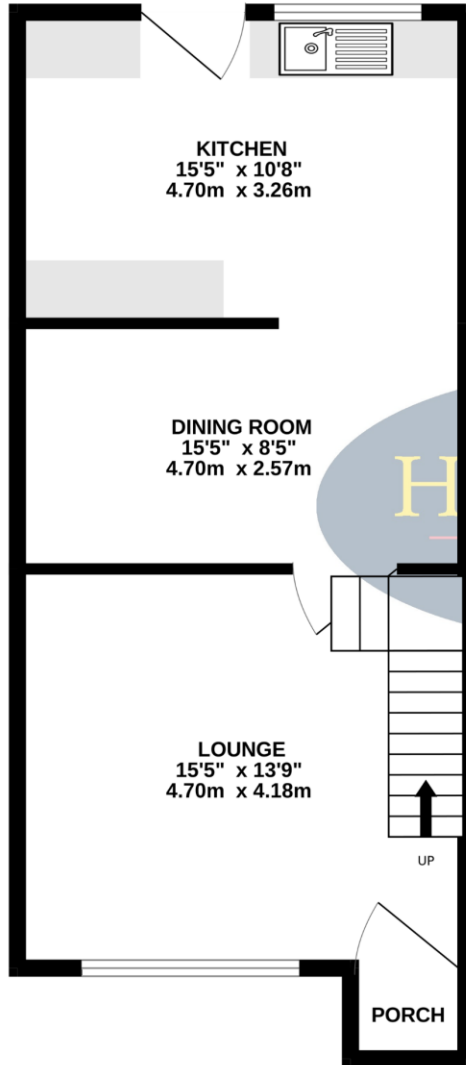




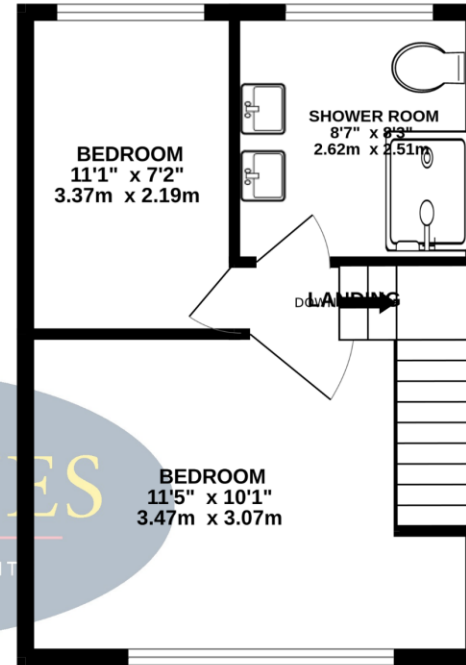




GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

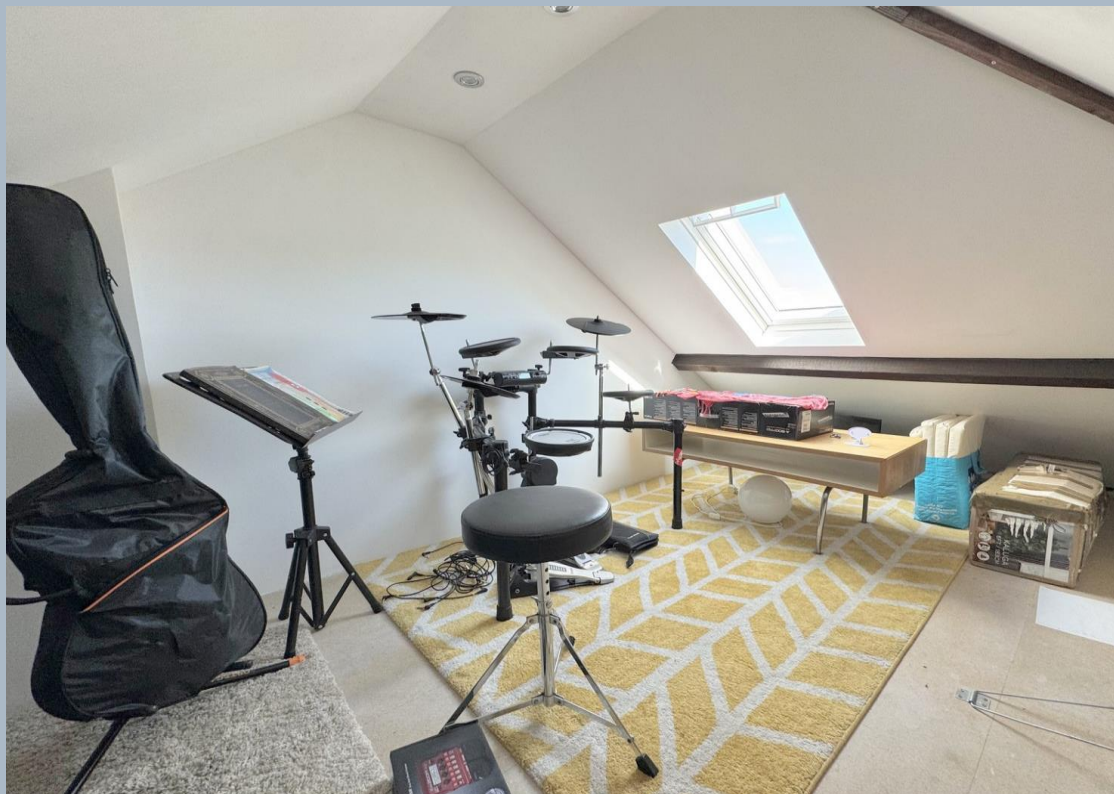


TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

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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