



17 Sunnyside Road, Parkstone, Poole, Dorset BH12 2LB

£350,000 Freehold

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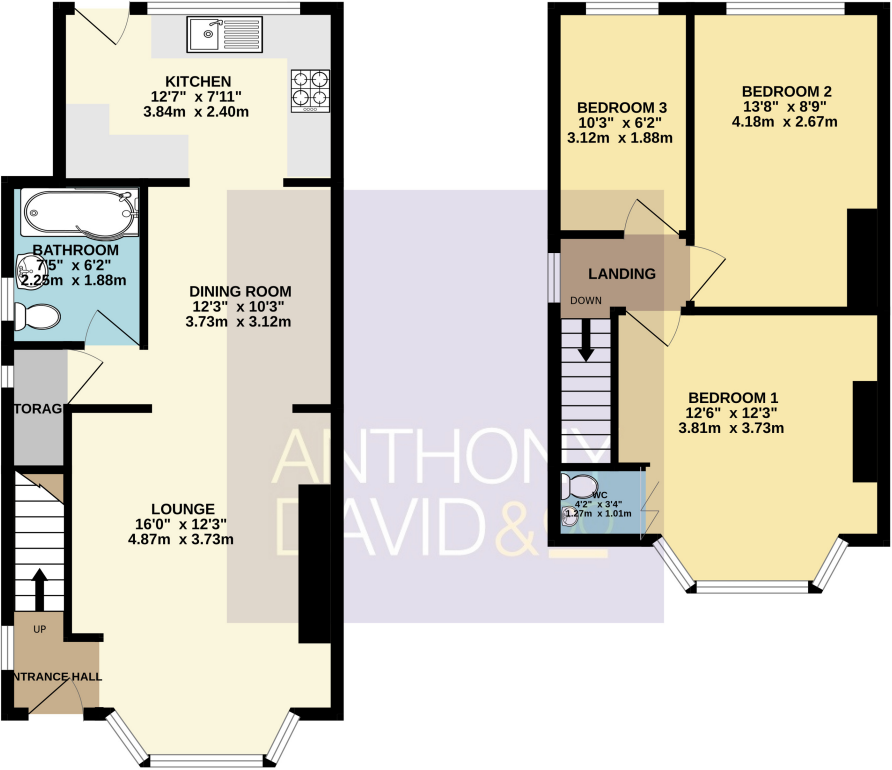
01202 677444

**** VENDOR SUITED TO A NEW BUILD **** A delightful three bedroom semi detached house situated in this popular residential road in Parkstone, close to Branksome Recreation ground and Ashley Road with its array of shops, amenities and central bus routes to Poole and Bournemouth. The property presents an idea family home and viewing is a must to appreciate the accommodation on offer, which comprises: lounge, fitted kitchen, dining room, downstairs bathroom, two double bedrooms, single bedroom and en-suite W.C. Externally the property has a low maintenance tiered garden with sun patios, decking and a covered area. To the front the driveway provides off road parking. Further features include: wood burner to lounge, understairs storage, 'Range' cooker, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary, Livingstone Road Infants and Juniors, St Josephs Catholic Juniors, Poole High and St Edwards RC/COE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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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Entrance Hall Doors to

Lounge 16' 0" x 12' 3" (4.88m x 3.73m)

Dining Room 12' 3" x 10' 3" (3.73m x 3.12m)

Kitchen 12' 7" x 7' 11" (3.84m x 2.41m)

Bathroom 7' 5" x 6' 2" (2.26m x 1.88m)

Landing Doors to

Bedroom One 12' 6" x 12' 3" (3.81m x 3.73m)

En-Suite W.C. 4' 2" x 3' 4" (1.27m x 1.02m)

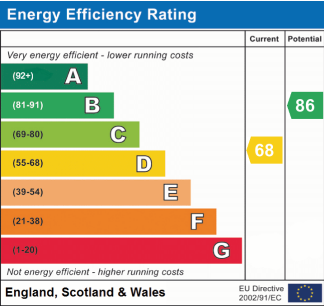
Bedroom Two 13' 8" x 8' 9" (4.17m x 2.67m)

Bedroom Three 10' 3" x 6' 2" (3.12m x 1.88m)

Garden Tiered

Driveway Off road parking

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.