



THE OLD BAKERY
2A

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**The Old Bakery, 2a Dunford Road
Parkstone, Poole, Dorset, BH12 2DN**

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Freehold Price £375,000

A tastefully presented 3 double bedroom detached Victorian cottage that was formally a bakehouse and now offers immaculate and stylish accommodation to include a large lounge/dining room, separate kitchen, downstairs wc and recently fitted modern bathroom. This beautiful home blends the charm of a Victorian property with modern fittings and fixtures. It is open and bright and recently decorated inside and out in uplifting tones. The Old Bakery was originally built around 1890 as a bakehouse to the shop 'W.J. Pitcher' which was in front, on the corner of Albert Road. This bakery was used for 100 years providing the shop with its bread and baked goods. There is still a small bread store and thermometer on the side of the building. Externally is a garage, enclosed south facing patio area and driveway for 2 cars.

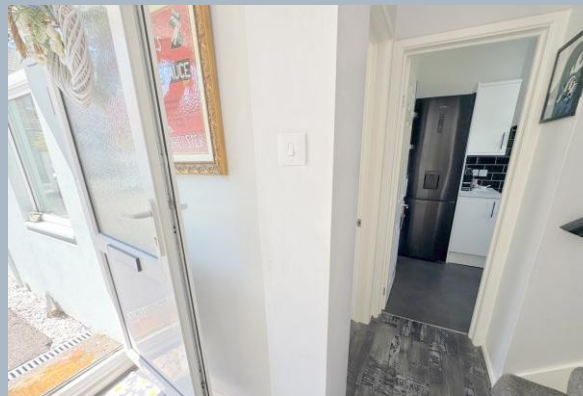
- Detached 3 double bedroom Victorian cottage, formally used as a bakehouse for the shop on Albert Road
- Completely refurbished to a very high standard and immaculate throughout
- White high gloss luxury kitchen with attractive worktops over, soft tiled floors and contrasting wall tiling. Fitted with an induction hob, extractor, oven, and space for a free standing fridge/freezer. Feature slimline wall mounted radiator.
- Beautifully presented, dual aspect 25' lounge/dining room, divided into 2 distinctive areas with 3 large side windows and double doors to the front patio
- Newly fitted family bathroom with a white suite with contrasting black side panel and vanity unit, shower over the bath and wc. Funky statement wall tiles
- Ground floor w.c
- Double glazed throughout with fitted blinds
- Hive unit that controls all the heating and electrics
- Fully enclosed, low maintenance, south facing front patio with side access to the drive. A private place to relax and enjoy the sun!
- Integrated garage with power and light
- Driveway with parking for 2 cars

Set off Albert Road, Dunford Road is conveniently situated within half a mile of the shops at Ashley Road and 300m from Branksome Recreation Ground. The property is approximately 3 miles from both Poole and Bournemouth town centres, 1.5 miles to Westbourne and 2.5 miles to the beach and sea at Branksome Chine.

COUNCIL TAX BAND: C

EPC RATING: 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.

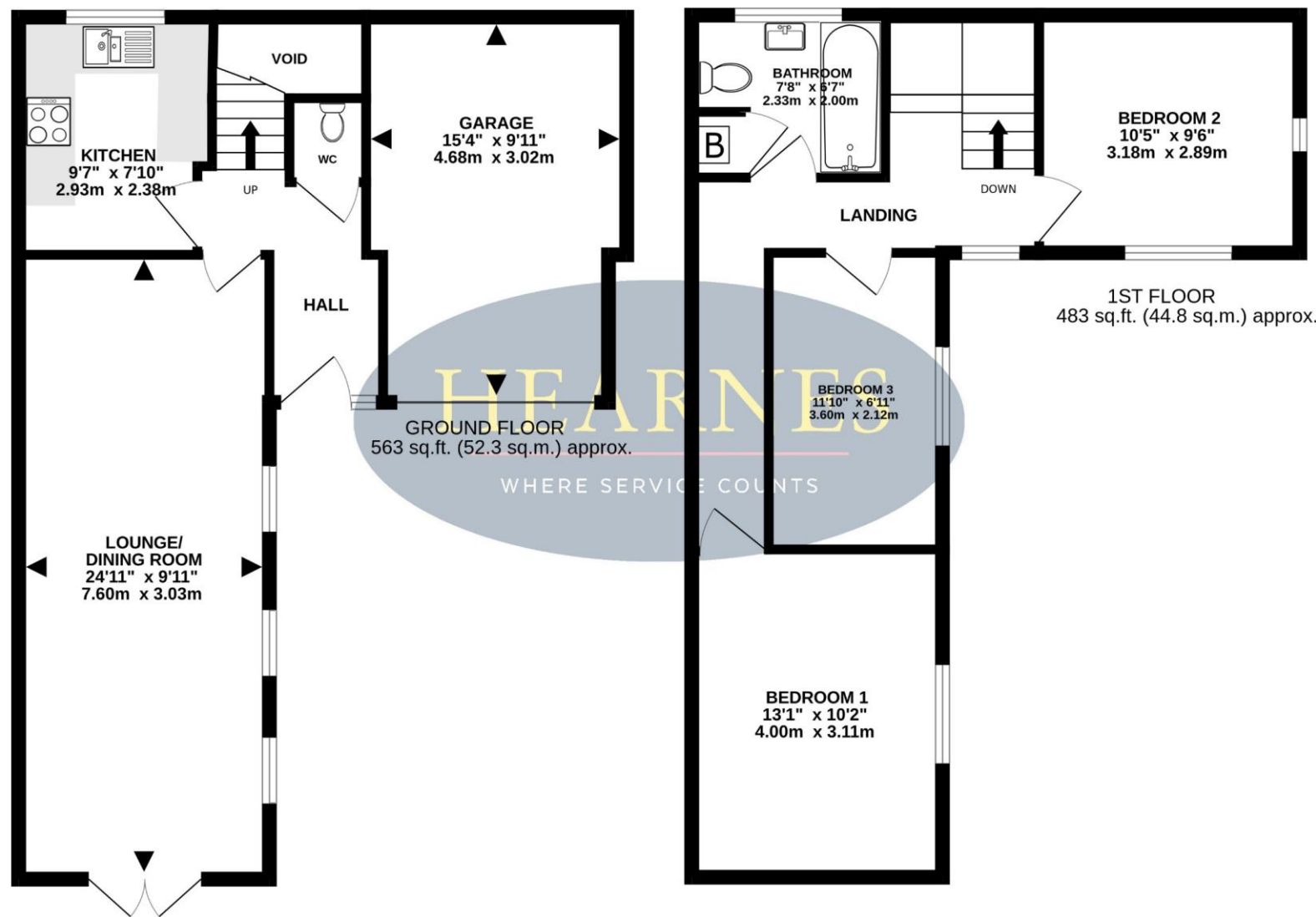




TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

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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