



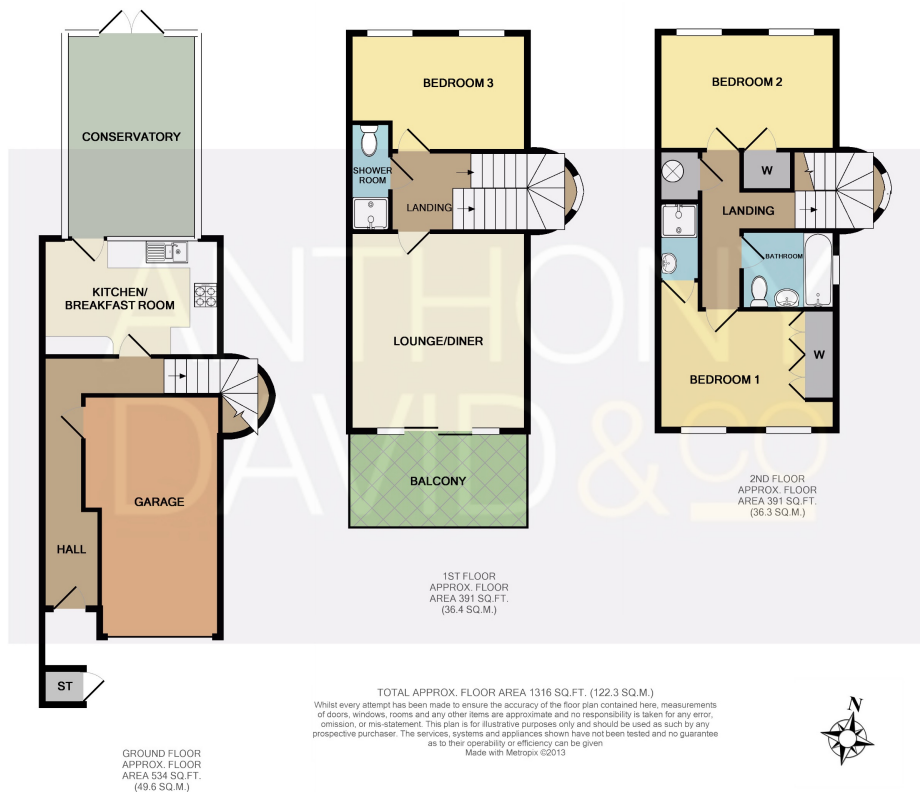
22 The Topiary, Lower Parkstone, Poole, Dorset BH14 0QU

Guide Price £375,000 Freehold

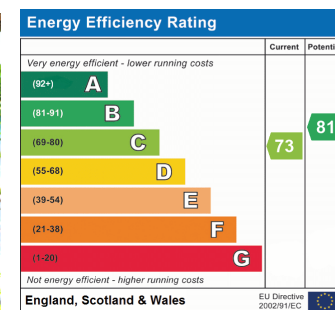
A super three double bedroom end of terrace town house tucked away in this quiet cul-de-sac location in Lower Parkstone just yards to playing fields and a footpath which lead to Seaview viewpoint. Ashley Cross with its array of trendy bars and bistros is also a short distance away. The property is set over three floors and offering over 1300 sq ft (including garage) of versatile living space viewing is highly advised to appreciate not only its secluded location but also the accommodation on offer, which comprises: GROUND FLOOR: Conservatory, kitchen/breakfast room. FIRST FLOOR: lounge/diner, SOUTH FACING BALCONY, bedroom three and shower room. SECOND FLOOR: Bedroom one, en-suite shower room, bedroom two and family bathroom. Externally the property boasts a delightful garden with raised sun deck with steps down to a path surround by mature shrubs and fig tree which leads to a further seating area. To the front there is off road parking in front of the integral garage. Further features include: NEW BOILER (2022), solar panels, fitted wardrobes and shutter blinds to bedroom one, outside storage cupboard, gas central heating and UPVC double glazing. St Marys RC Primary, Longfleet Primary, Ocean Academy, St Edwards RC/CoE Secondary and Poole High School.

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**ANTHONY
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- Hallway 18' 7" x 4' (5.66m x 1.22m) max
- Kitchen/Breakfast 12' 9" x 8' 4" (3.89m x 2.54m)
- Conservatory 15' 5" x 9' 8" (4.70m x 2.95m)
- Lounge 14' 8" x 12' 11" (4.47m x 3.94m)
- South Facing Balcony 13' 10" x 7' 1" (4.22m x 2.16m)
- Bedroom Three 12' 2" x 8' 6" (3.71m x 2.59m) max
- Shower Room 7' 10" x 3' 1" (2.39m x 0.94m)
- Master Bedroom 13' 1" x 11' 5" (3.99m x 3.48m) max
- En-Suite Shower 5' 6" x 3' (1.68m x 0.91m)
- Bedroom Two 12' 10" x 8' 6" (3.91m x 2.59m)
- Family Bathroom 6' 10" x 5' 8" (2.08m x 1.73m)
- Airing Cupboard 3' 5" x 3' (1.04m x 0.91m)
- Integral Garage 17' 5" x 9' 5" (5.31m x 2.87m)
- Garden Enclosed
- Council Tax Band D
- Maintenance £500.00 per annum



Property Misdescriptions Act 1991

Property details contained herein do not form part or all 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.