



**26 Sunnyside Road, Parkstone,
Poole, Dorset, BH12 2LQ**

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FREEHOLD PRICE £300,000

A well presented 2 double bedroom detached bungalow with off road parking for 2 cars and a delightful private rear garden. The bungalow has been updated and includes a spacious kitchen/dining room with integrated appliances, sitting room with wood effect flooring and feature fireplace, shower room, and rear lean to covered area. Further offering gas central heating, double glazed windows with fitted blinds and sold vacant with no forward chain. A particular feature is the level, 70' rear garden which is both private and fully enclosed

- Delightful 2 double bedroom bungalow, set on a level plot
- Modern, spacious kitchen/dining room with tiled flooring. Fitted in a range of wood effect shaker style units with work tops over and integrated 4 ring gas hob, extractor, double oven, space for fridge/freezer and freestanding washing machine
- Sitting room with wood effect flooring and feature fireplace
- Nicely fitted modern shower room with corner shower, wash hand basin, wc all fitted into a vanity unit with storage cupboards
- Gas central heating and double glazing
- Delightful, fully enclosed southerly facing garden measuring approximately 70' with good size patio and lawned area, established trees and has a central path leading to a timber storage shed
- Driveway with parking for 2 cars, side by side
- Sold vacant with no forward chain

Set in Parkstone within half a mile of Ashley Road shops, and 0.8 of mile from Branksome Retail Park and Branksome Station. Branksome Recreation Ground is within quarter of a mile with its fitness trail and sports pitches. Poole Town Centre is within 3 miles and Bournemouth town Centre, just over 2 miles away

COUNCIL TAX BAND: C

EPC RATE: D

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.

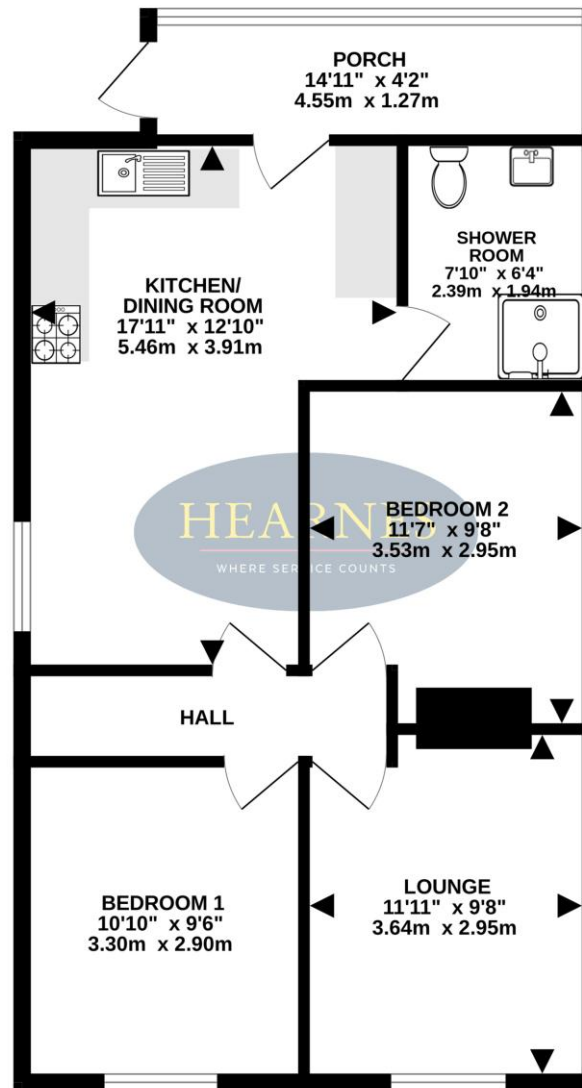






TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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665 sq.ft. (61.8 sq.m.) approx.





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