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**120 Victoria Road, Parkstone, Poole,
Dorset, BH12 3AF**

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FREEHOLD PRICE £325,000

A detached 3 double bedroom bungalow, with lounge/dining room, kitchen/breakfast room, good size rear garden, and off road parking for 2 cars. The property is neat and tidy throughout and offers potential for further personalisation. The bungalow offers an updated bathroom, gas central heating, double glazing and is sold vacant with no forward chain. Set in a convenient location within half a mile to local shops on Ashley Road.

- Detached 1930s 3 double bedroom bungalow
- Sold vacant with no forward chain
- Excellent opportunity for personalisation
- Good size bungalow with a well-planned layout
- Generous lounge/dining room having doors out to the garden
- Kitchen fitted with a range of white units with work tops over and integrated 4 ring electric hob, extractor over and oven. Space and plumbing for washing machine, dishwasher and fridge/freezer. Doors out to the garden
- Recently updated modern bathroom with shower over the bath
- Gas central heating and double glazing
- Driveway with parking for 2 cars
- Very private and sunny rear garden, to include a large patio and steps up to a lawned area with 2 storage boxes. Fully enclosed and a space to enjoy the sun all day!

This delightful bungalow is conveniently located in Victoria Road in Parkstone, being within half a mile to Waitrose and the shops on Ashley Road and 100 yards to Turners Nursery. Branksome Recreation Ground is also close by, along with Branksome Train Station and Branksome retail Park. Poole Town Centre is 2 miles away and Bournemouth Town Centre just under 3.

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.





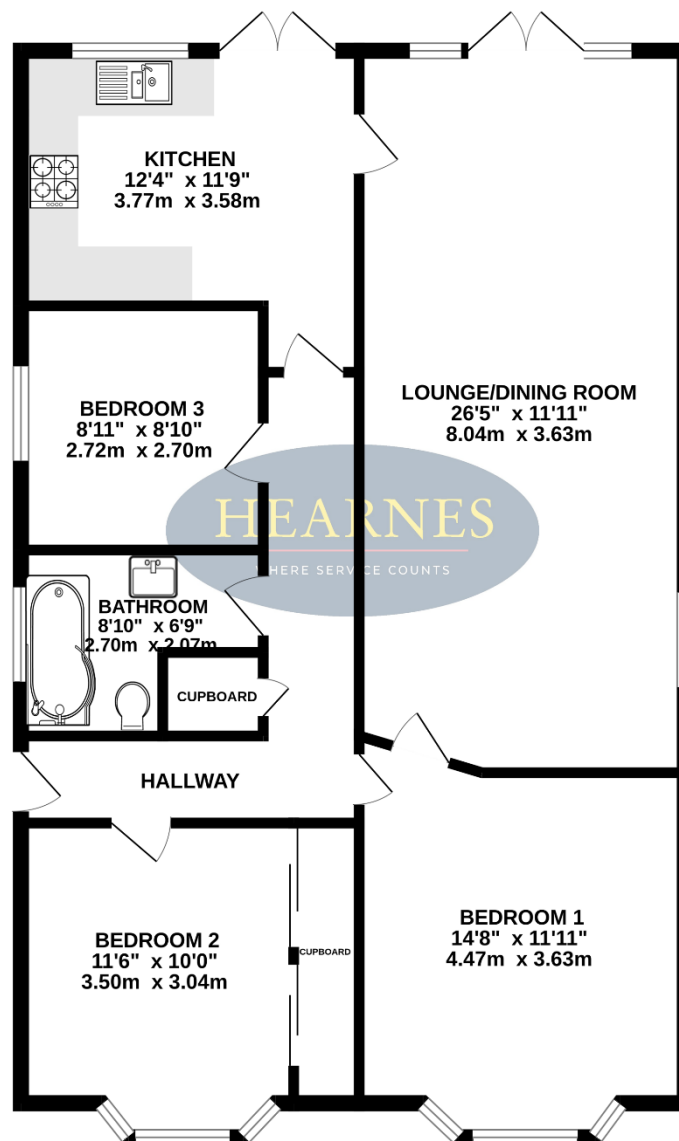
TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

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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www.hearnes.com

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