

Kings Avenue, Lower Parkstone BH14 9QQ

Guide Price £950,000 Freehold

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Property Summary

An attractive four bedroom detached character residence on a generous south east facing plot offering tremendous scope for improvement in a desirable location close to Parkstone Golf Club, Penn Hill amenities and Parkstone station.



Key Features

- Detached character residence
- Two reception rooms
- Entrance hall & cloakroom
- Kitchen breakfast room
- Four good sized bedrooms
- Family bathroom
- South east facing garden
- Attached garage
- Added value potential
- No forward chain



About the Property

This attractive four bedroom detached character residence has been owned by the same family for the past 45 years and offers versatile accommodation arranged over two floors. The property requires some modernisation and offers tremendous scope for improvement, subject to planning consent.

The property is approached via a carriage driveway and an attractive porch with an entrance door to the main reception hall.

There are two spacious reception rooms both with feature bay windows and an adjoining guest cloakroom off the entrance hall. The front to back kitchen/breakfast room with double doors to the garden and side access, offers a range of fitted units with space for various appliances and a table and chairs.

The stairs with original balustrades lead from the reception hall to the first floor landing.

There are three large double bedrooms and one single bedroom all served by a family bathroom.

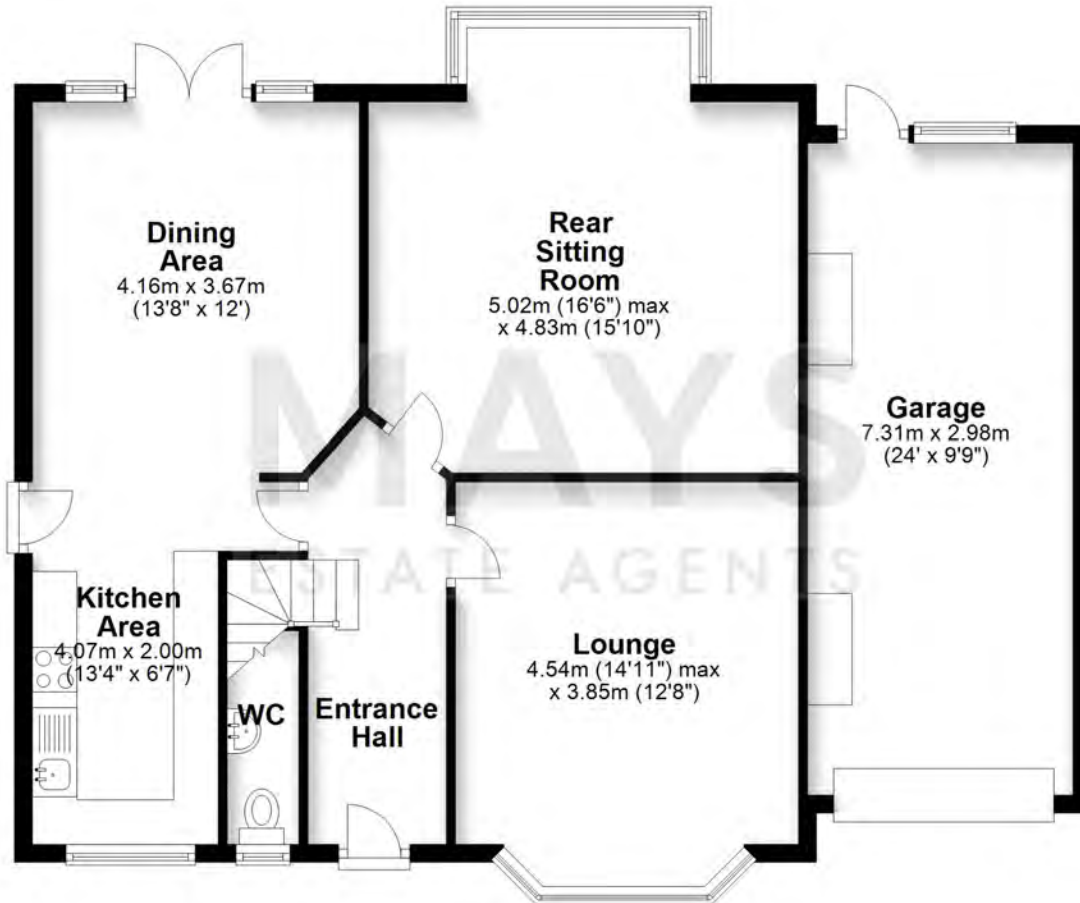
Externally the property enjoys a generous and beautifully established south east facing garden and patio area offering a high degree of privacy. The front garden with mature planted borders has a carriage driveway providing parking for various vehicles and access to an attached garage and side access.

Tenure: Freehold Council Tax Band: F



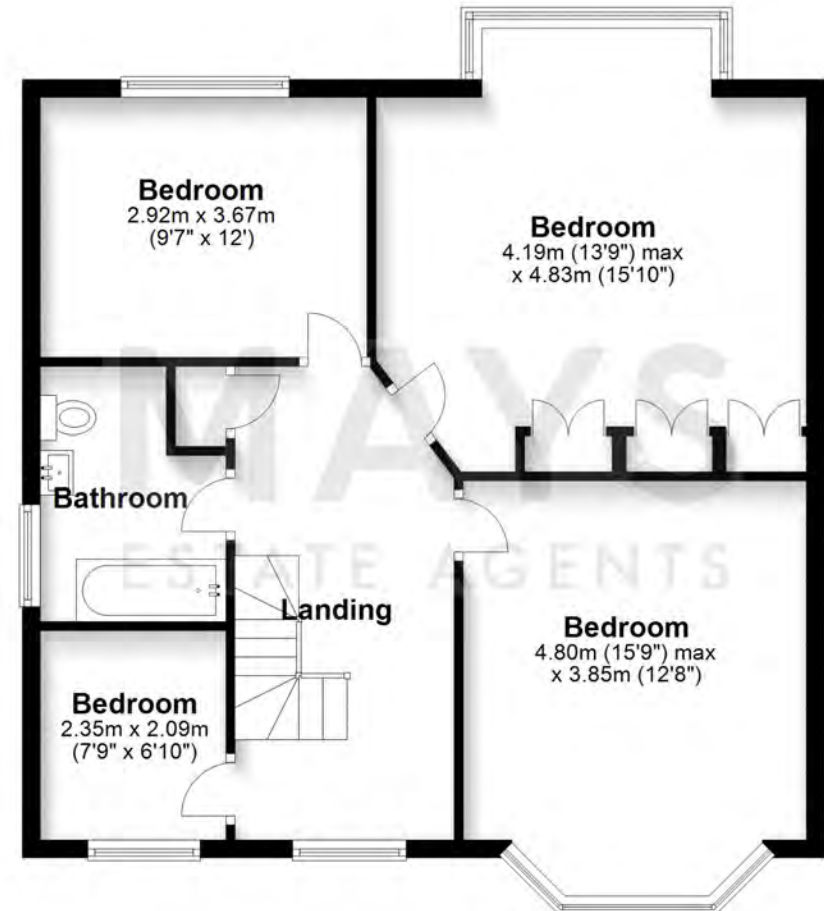
Ground Floor

Main area: approx. 73.3 sq. metres (788.5 sq. feet)
Plus garages, approx. 21.8 sq. metres (234.3 sq. feet)



First Floor

Approx. 73.0 sq. metres (786.3 sq. feet)



Main area: Approx. 146.3 sq. metres (1574.8 sq. feet)

Plus garages, approx. 21.8 sq. metres (234.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

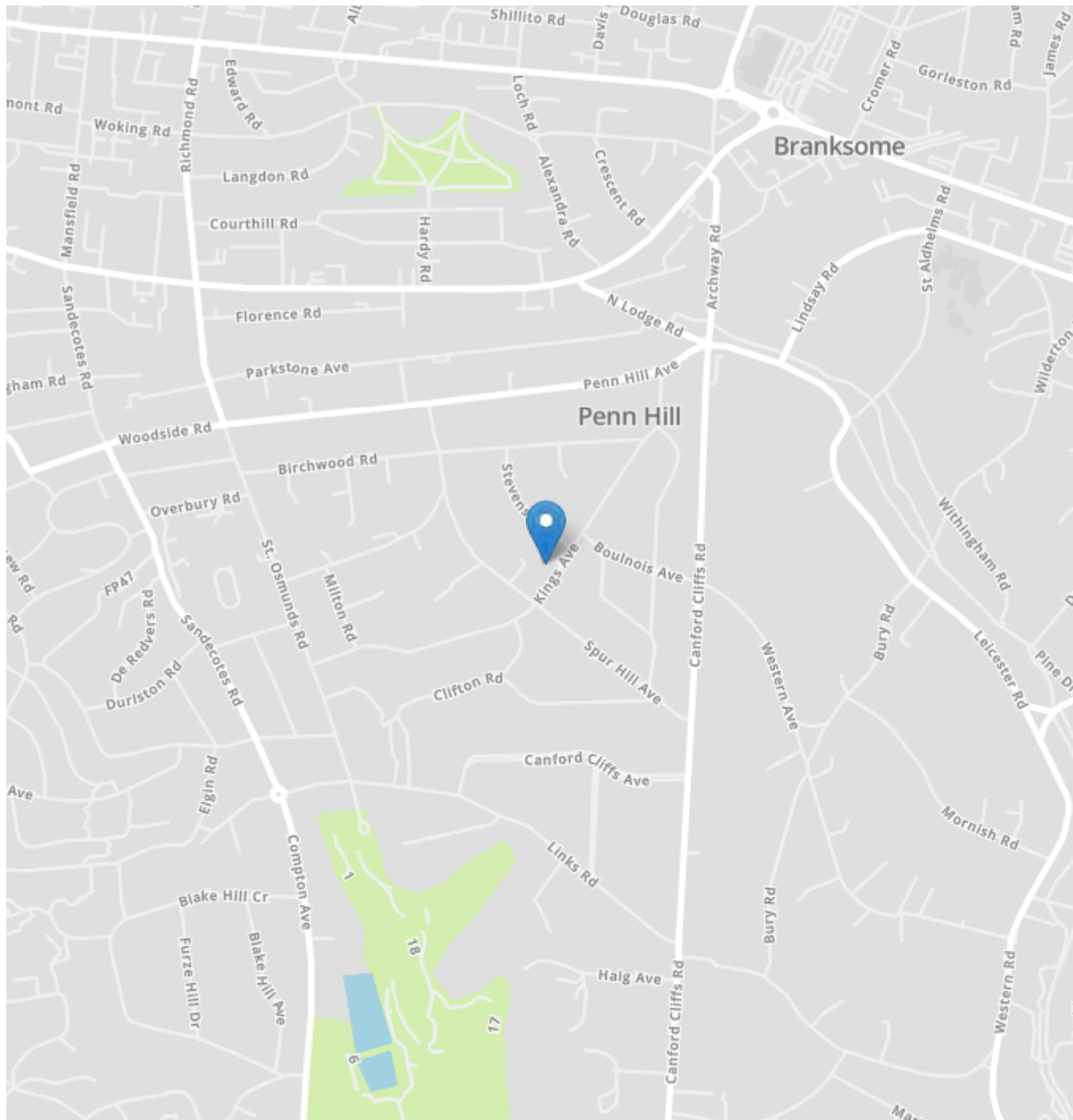


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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