

53 Richmond Road, Parkstone, Poole,  
Dorset, BH14 0BU



**HEARNES**

WHERE SERVICE COUNTS



# 53 Richmond Road, Parkstone, Poole, Dorset, BH14 0BU

## FREEHOLD PRICE £280,000

A charming, turn of the century 2 double bedroom terraced cottage, with updated accommodation and set in a popular location within easy access to Parkstone and Ashley Cross. This cottage has a delightful sitting room with wooden floors and an open fire, dining room with log burner and feature fire surround, refitted kitchen, generous bathroom and private rear garden. The home has been lovingly restored by the current owners and has new gas central heating, double glazing, modern heritage décor and a theme that blends the style and age of the house with modern fittings.

- 2 double bedroom character turn of the century terraced cottage
- 2 reception rooms, both with fireplaces
- Character features to include stripped wooden floors, fireplaces, original doors
- Well presented with sympathetically updated and restored accommodation
- Shaker style kitchen with deep olive shaker style units with work tops over and integrated 4 ring gas hob, oven, under counter fridge, slimline dishwasher
- Lean too brick store room with power and light. space and plumbing for washing machine and tumble dryer
- Generous bathroom with wooden floors, exposed brick walls and a suite to comprise bath with shower over, wc and wash hand basin
- Gas central heating with an updated boiler
- Double glazed windows
- Potential for parking to the front (subject to planning)
- Delightful 50' private rear garden with gate access at the rear to lane.
- On street parking opposite in Rozelle Road

NB Please note that the flue in the dining room is not open

Richmond Road is ideally located within Baden Powell and Courthill Junior School catchments. Ashley Cross is 0.8 miles away offering a variety of shops, cafes and restaurants. An excellent range of shops and amenities are available in Ashley Road which is just under 0.3 mile away and Poole Town Centre is 2.7 miles away. The popular Alexandra Park is just under 0.5 miles away.

COUNCIL TAX BAND: B

EPC RATE: F

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.







"DoubleClick Insert FloorPlan"









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