



HEARNES

WHERE SERVICE COUNTS

**12 Churchill Crescent, Parkstone,
Poole, Dorset, BH12 2NG**

12 Churchill Crescent, Parkstone, Poole, Dorset, BH12 2NG

FREEHOLD - OFFERS IN EXCESS OF £318,500

Set at the end of a cul de sac, is this 2 double bedroom detached bungalow with driveway, detached garage, and southerly private rear garden. The property is well presented with a modern kitchen and bathroom and has a conservatory that leads out to the garden. Set in a convenient and incredibly quiet location within half a mile to the shops in Parkstone.

- 2 double bedroom detached bungalow
- Good size dual aspect sitting/dining room with wood laminate flooring and newly fitted double-glazed patio doors to access rear garden
- Delightful open fire in the sitting room with tiled hearth and fire surround
- Modern fitted kitchen with a range of white units and further dresser storage and having an newly fitted integrated oven and hob and space for fridge/freezer. Space for a small breakfast table
- Conservatory, off the kitchen, presently partly used as a utility area with plumbing and space for washing machine, tumble dryer and doors out to garden. The conservatory benefits from a new glass roof, installed in 2022
- Both bedrooms with large double wardrobes included with character bay windows
- Modern bathroom having a shower over the bath and fully tiled walls and floor
- Gas central heating (newly installed combi boiler in 2022) and double glazing throughout
- Large fully boarded loft space with pull down ladder
- Driveway with parking for 2 cars, and further space for potential parking in front garden
- Detached garage
- Private enclosed, southerly facing low maintenance rear garden

This delightful bungalow is set off Churchill Road in Parkstone, being within half a mile to Waitrose and the shops on Ashley Road. Set in an elevated position, the bungalow enjoys being close to Turners Nursery and Branksome Recreation Ground is also close by. Poole Town Centre is 2 miles away and Bournemouth Town Centre just under 3 miles.

COUNCIL TAX BAND: C

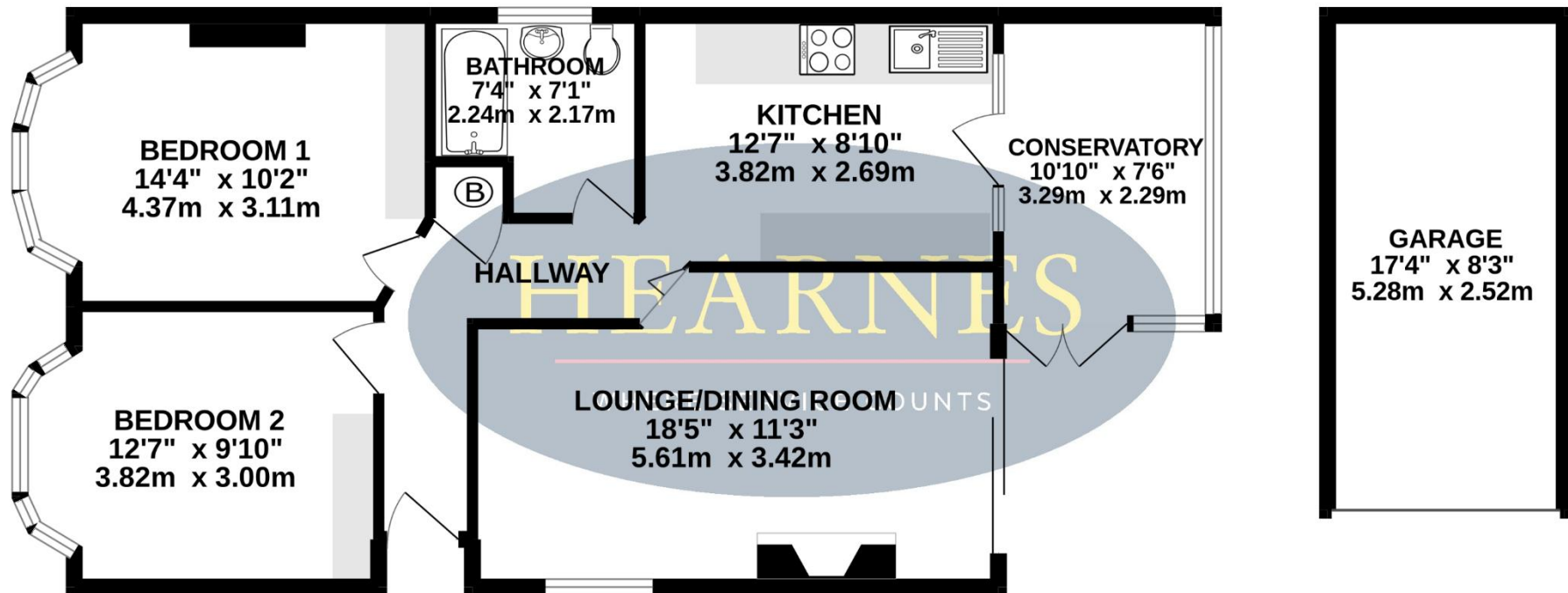
EPC RATE: D



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.



GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 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.
Made with Metropix ©2022







www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE