



HEARNES
WHERE SERVICE COUNTS

**Sancreed Road, Parkstone
Poole, BH12 4DZ**

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Freehold Guide Price £375,000

A spacious 1930's 3 double bedroom, 1 reception room, detached bungalow, set on a large corner plot along with a detached garage and parking with surrounding gardens. The property has excellent features such as pine wood original flooring and doors, new radiators throughout offers huge potential for personalisation inside. Other benefits include a fully boarded loft and pitch which has great height for a potential loft room or conversion (subject to planning), large conservatory, and the plot itself is shouting out to be extended with its surrounding garden. No forward chain!

- Detached 3 bedroom bungalow set on a very large corner plot
- Detached garage with parking space in front
- Very well kept and well presented, with some lovely original features such as the doors, wooden flooring and bay windows
- Kitchen with ample storage cupboards and leads to the conservatory
- Large conservatory that goes across the width of the rear of the property
- Bathroom and separate wc
- Fully boarded loft space with so much potential for loft conversion
- Gas central heating, new radiators and double glazing
- Offered with no forward chain

Set in a popular residential area of Parkstone, being within easy access to good road links and within half a mile of Branksome Recreation Ground. Local shops are close by, with Parkstone shops, at Ashley Road, within a mile. Sainsburys and the Heathland and Bourne Valley Nature Reserve are also within a mile. The local St Joseph's Catholic Primary School is within a stone throw away.

COUNCIL TAX BAND: C

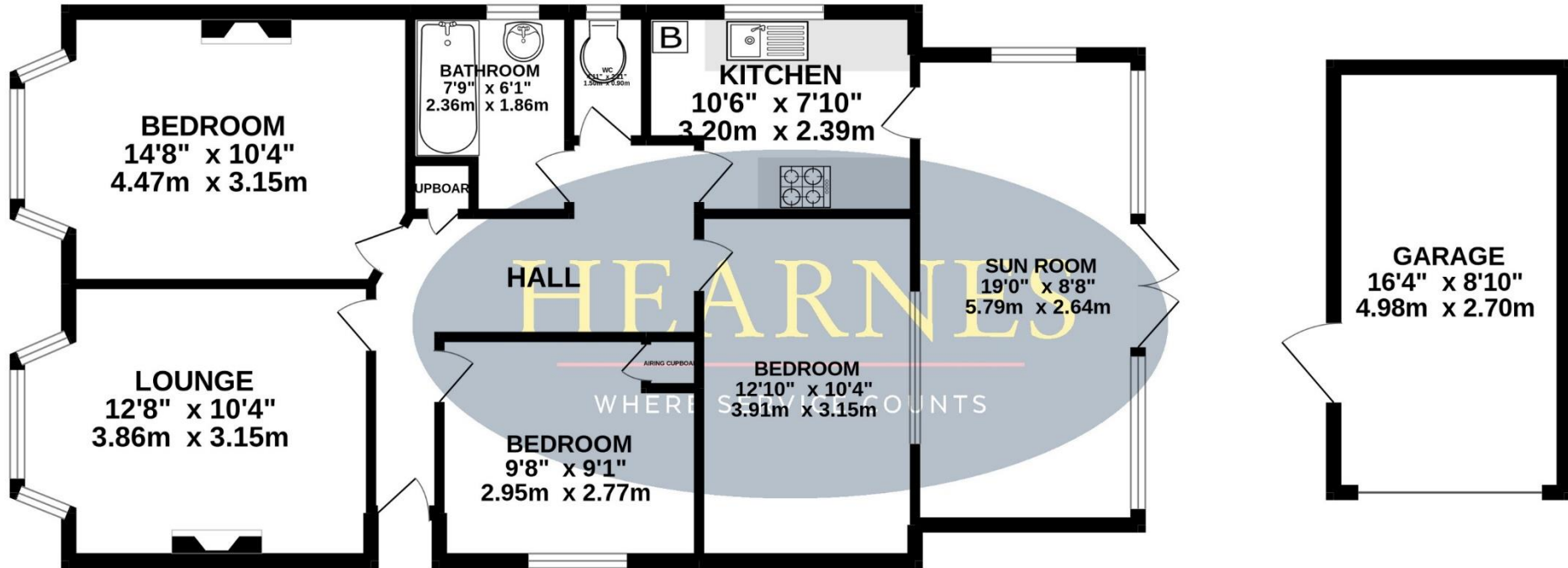
EPC RATE: D

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.



GROUND FLOOR

996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

