



**HEARNES**

WHERE SERVICE COUNTS

**51 Victoria Crescent, Parkstone,  
Poole, Dorset, BH12 2JQ**



# 51 Victoria Crescent, Parkstone, Poole, Dorset, BH12 2JQ

## Freehold Price £350,000

An attractive 3 bedroom detached house, quietly positioned in a tucked-away location within easy reach of Branksome Recreation Ground. The accommodation includes a spacious lounge/dining room with sliding doors opening onto the rear garden, a modern kitchen/breakfast room and three well-proportioned bedrooms. The southerly-facing, fully enclosed garden offers a patio area and a generous lawn. Additional benefits include two private off-road parking spaces, gas central heating, double glazing throughout and is offered vacant with no forward chain.

- A modern 3 bedroom detached house
- Spacious lounge/dining room with a dual aspect and sliding doors to the rear garden
- Modern kitchen/breakfast room to include grey units with white worktops above, large store cupboard and access to the garden
- Family bathroom to include shower over bath, wash hand basin with vanity unit below and wc
- Fully enclosed and southerly facing rear garden including a patio and large lawned area
- 2 private off road parking spaces
- Gas central heating and double glazing throughout
- Offered vacant with no forward chain

Set in Parkstone, Victoria Crescent is a popular road, being Very convenient for Branksome Recreation Ground, Heatherlands School and the shops at both Ashley Road in Parkstone and Branksome Retail Park. Poole and Bournemouth Town Centres are just over 2 miles away, with excellent rail and national bus links, close by.

**EPC RATE: D**

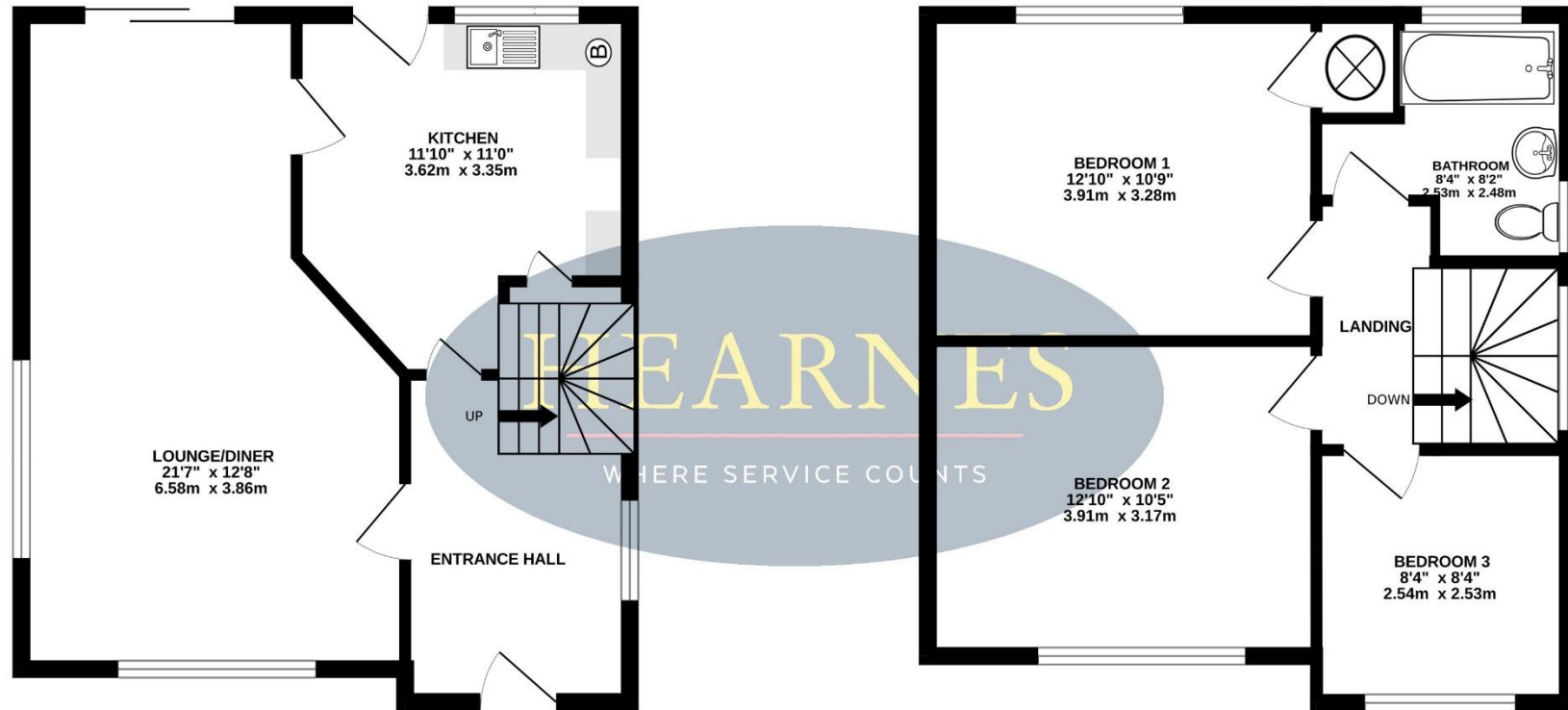
**COUNCIL TAX BAND: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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  
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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