

**5 Davis Road, Parkstone, Poole,  
Dorset, BH12 2BB**

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# 5 Davis Road, Parkstone, Poole, Dorset, BH12 2BB

## FREEHOLD PRICE £425,000

A character 4 double bedroom, 2 bathroom semi detached Victorian home set in a convenient location within a few hundred yards of local shops. Built in the late 1890's, the property has been modernised and updated and more recently had a loft conversion which offers a master bedroom and en suite. This spacious home has a double reception room, large kitchen with separate utility area, a good size garden and off road parking to the front. The private and fully enclosed 80' garden has a rear patio and large lawn area, making it a great family garden.

- Generous sized Victorian 4 double bedroom semi detached family home
- Loft conversion carried out in 2022
- A spacious ground floor double reception room, including lounge with a large bay window and the dining room to the rear
- Good sized kitchen having a range of cream units with wooden work tops over and fitted with integrated 5 ring gas hob, extractor, double oven, dishwasher, wine fridge, space and plumbing for washing machine, and fridge/freezer
- Separate utility area with further storage units and space for tumble dryer
- 3 first floor double bedrooms
- Second floor master bedroom with en suite shower room, converted in 2022
- Spacious 4 piece bathroom with bath, separate shower, wc and wash hand basin. Cupboard housing boiler
- Westerly facing, level, rear garden that is approximately 80' long. Outside the kitchen is a patio for relaxing and dining, which leads to a lawn area with storage shed to the rear. The garden is very private and enjoys the sun throughout the day
- Off road parking to the front for one large car or 2 small cars

NB Please note the path to the right of the property is an access path to the rear of the terraced houses

Set in a convenient road within a few hundred yards of Ashley Road in Parkstone with its array of shops and eateries facilities. The Branksome Business Park is under half a mile away along with Branksome Station, and Recreation Ground. Penn Hill is just over a mile, Ashley Cross 1.5 miles and Poole Town Centre, 2 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.



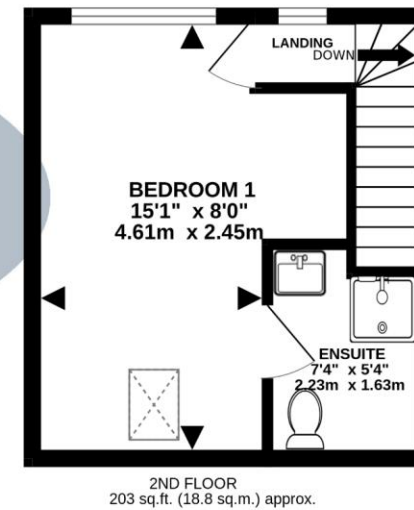
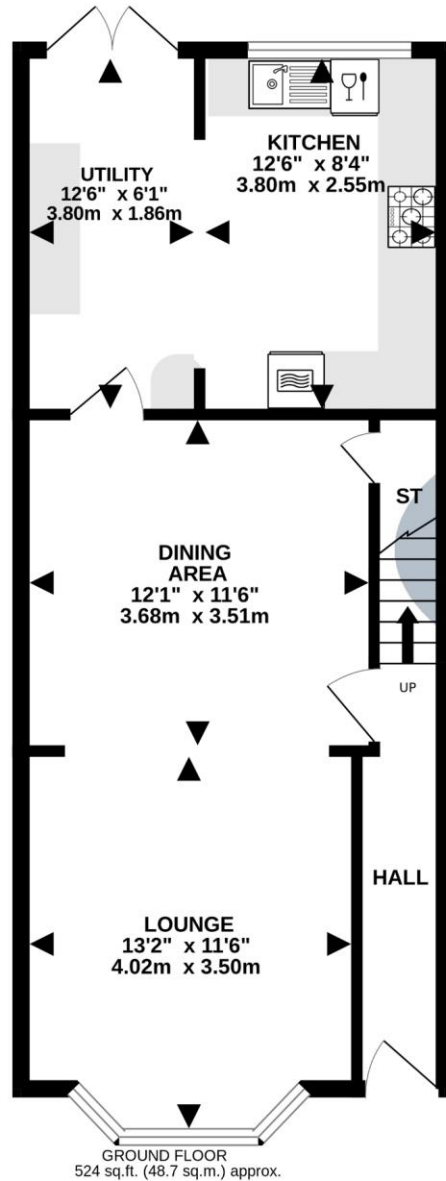






TOTAL FLOOR AREA : 1237 sq.ft. (115.0 sq.m.) approx.

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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