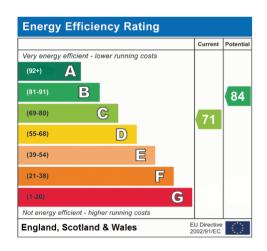


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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.















76 Gussage Road, PARKSTONE, Dorset BH12 4AZ

£325,000

The Property

A substantial three bedroom end of terrace house ideally situated on this popular residential road close to schools, shops and transport links to Bournemouth and Poole. Well-proportioned throughout, the property features a bright living room opening to a conservatory, a modern kitchen with built in appliances, and a convenient downstairs W.C. Upstairs offers three bedrooms, two of which benefitting from air conditioning and a generous family bathroom. Outside, the front driveway accommodates off road parking with access to the integrated garage, while gated side access leads to a private sunny aspect rear garden that enjoys sun all day and has been landscaped with low-maintenance artificial lawn and a decking area. Internal viewing is highly recommended to appreciate the accommodation on offer.

The property is situated in the popular location of Parkstone with local amenities and schools in the area. Ashley Road with its wide and varied range of shopping facilities and cafes is within comfortable reach and for more comprehensive needs the larger towns of Poole and Bournemouth are easily accessible. Branksome station is just a 20-minute walk away, offering direct rail links to London Waterloo, with a nearby bus stop for National Express services to London Victoria. With leisure in mind, both Bournemouth's long stretch of golden sand beaches and the historic Poole Quay are a short drive away

ENTRANCE HALL

KITCHEN

15' 8" x 7' 9" (4.78m x 2.36m)

LIVING ROOM

16' 9" x 10' 8" (5.11m x 3.25m)

CONSERVATORY

11' 9" x 11' 4" (3.58m x 3.45m)

CLOAKROOM

BEDROOM ONE

14' 1" x 10' 0" (4.29m x 3.05m)

BEDROOM TWO

14' 8" x 7' 7" (4.47m x 2.31m)

BATHROOM

BEDROOM THREE

9' 4" x 8' 4" (2.84m x 2.54m)

INTEGRAL GARAGE

15' 7" x 7' 7" (4.75m x 2.31m)

MATERIAL INFORMATION

Tenure – Freehold

Utilities – Mains Electric, Mains Gas,

Mains Water

Drainage – Mains Drainage

Broadband – Refer to Ofcom website

Mobile Signal – Refer to Ofcom website

Council Tax – Band C

EPC Rating – C