



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: [01202 676292](tel:01202676292)



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: [01202 765995](tel:01202765995)



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