



**Churchill Road, Parkstone, Poole,
Dorset, BH12 2JE**

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FREEHOLD £325,000

A 3 double bedroom, turn of the century mid terrace home with double reception room, ground floor bathroom and good size rear garden. The home has been modernised with modern internal décor, kitchen and bathroom and benefits from gas central heating and double glazing. The home has on street parking, with the owner normally parking right outside in front of the home. The property will be sold vacant, with no forward chain.

- Turn of the century, character 3 double bedroom mid terrace home
- The property has been updated over recent years, however would benefit from new flooring
- Double reception room, with sitting area to the front and dining area with doors to the garden
- Modern kitchen in a range of white units with work tops over and fitted with 4 ring gas hob with extractor, oven and fitted microwave, space and plumbing for washing machine, dishwasher and fridge/freezer
- Ground floor modern bathroom with compact bath, having shower attachment over and separate double shower
- Good size rear garden having lawn area and patio
- On street parking, with the owner usually parking right in front of the property
- Ideal for a first time buyer or rental property
- Sold with no forward chain

The property is conveniently located in Churchill Road in Parkstone, being within half a mile to Waitrose and the shops on Ashley Road. It is close to both Turners Nursery and Branksome Recreation Ground. Poole Town Centre is 2 miles away and Bournemouth Town Centre just under 3.

COUNCIL TAX BAND: B

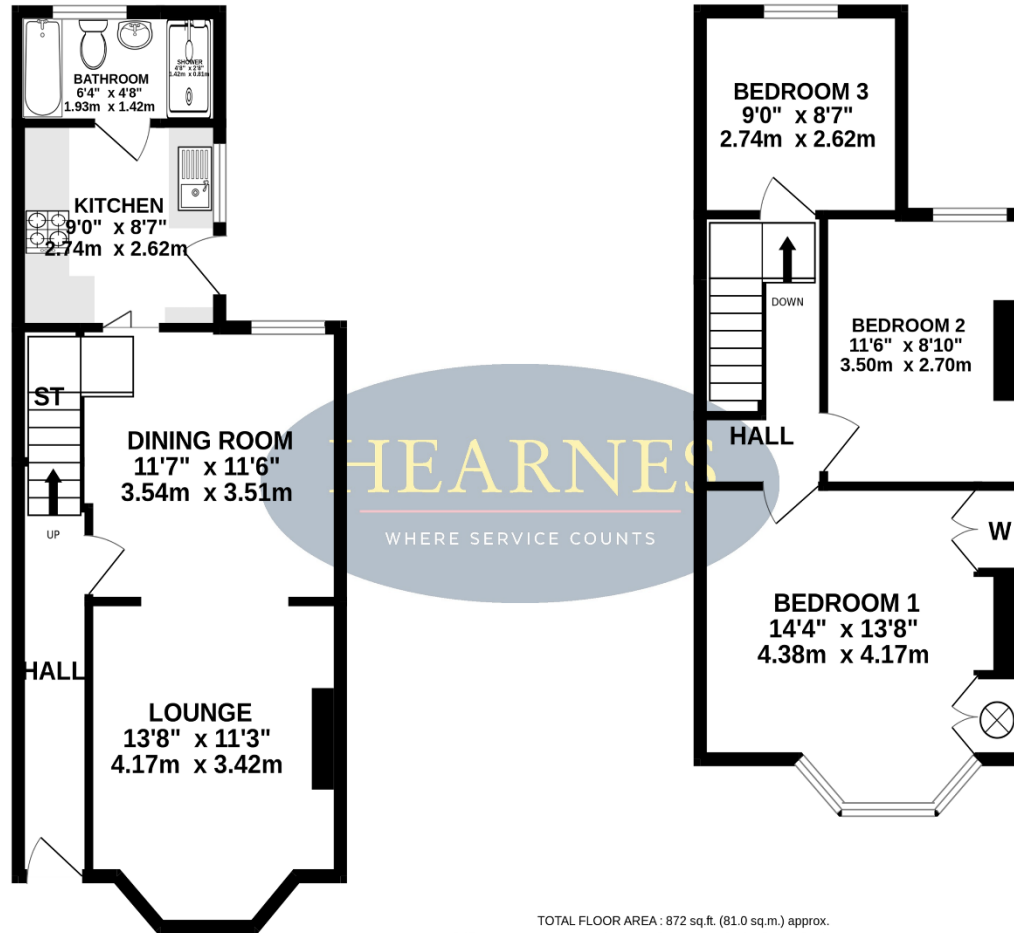
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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