



**Cranborne Crescent, Parkstone, Poole,
Dorset, BH12 4EP**

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FREEHOLD PRICE £315,000

First time to the market since it was built, is this charming 3 bedroom semi detached home with a delightful 70' rear garden, off road parking and a driveway to the side for further parking, good size kitchen/breakfast room, separate utility room and downstairs cloakroom. Although the home is dated inside, it is absolutely immaculate and would make someone a wonderful home. The property has been deeply loved by the owners since 1950 and sold with no forward chain.

- Good sized 3 bedroom semi detached home
- Fully secluded and enclosed westerly facing garden, which has been beautifully maintained and cared for. The garden measures approximately 70' x40' and has an area of lawn, green house, vegetable patch and good hard standing areas one presently housing a shed
- Excellent off road parking for 2/3 cars at the front and double gates leading to a further area of parking or a place to house a boat/van
- Ramp access, suitable for a wheelchair user
- Very clean and tidy throughout
- Kitchen/breakfast room leading to a utility room with walk in storage cupboard and wc
- Sitting room with doors out to the garden
- Lovely aspect with the front facing east, so getting the morning sun and the garden facing west so getting the afternoon sun. There are attractive views of both the front and rear gardens from all the windows
- Offering potential for modernisation/personalisation
- Gas central heating and double glazing
- Vacant possession

Set in Cranborne Crescent, just off Melbury Avenue, which leads onto Herbert Avenue, the property is conveniently located within 2 miles of Bournemouth and 3 miles of Poole. Bourne Valley Nature Reserve is within a mile with the shops on Ashley Rad, in Parkstone a mile away.

COUNCIL TAX BAND: C

EPC RATE: D

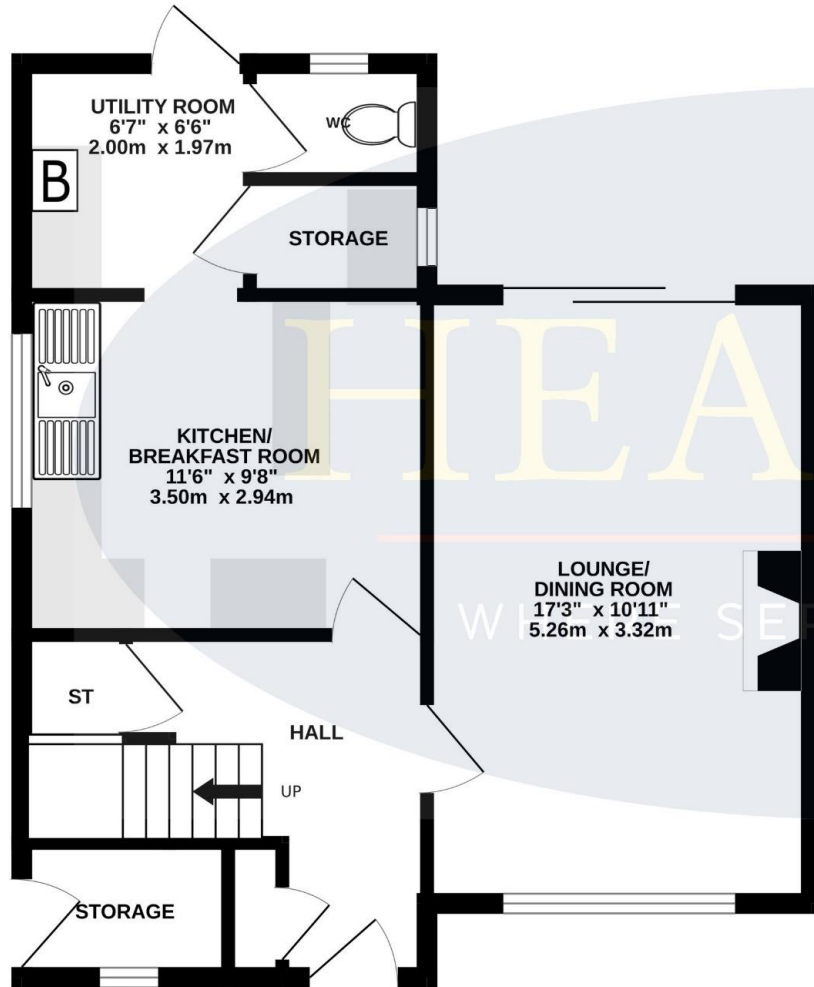
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



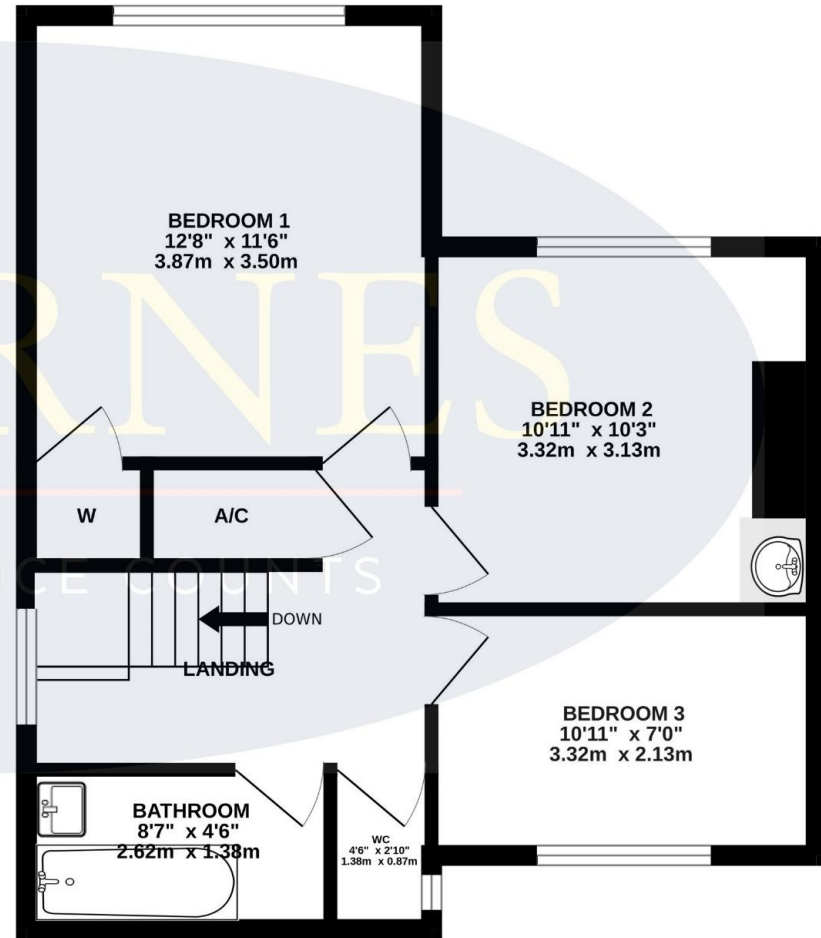


TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

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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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.





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