

109a Herbert Avenue, Parkstone, Poole,
Dorset, BH12 4HN



HEARNES

WHERE SERVICE COUNTS

109a Herbert Avenue, Parkstone, Poole, Dorset, BH12 4HN

Freehold Price £285,000

A modern and well-presented two-bedroom end of terrace home, built in 2020, benefitting from two off-road parking spaces, a private rear garden and a convenient location. The accommodation comprises a spacious open-plan lounge/dining/kitchen, a ground floor cloakroom with WC, and a contemporary first floor bathroom. Externally, the rear garden is secure and low maintenance, offering a patio and lawned area. The current owners have lived in and enjoyed the property since it was built, growing their family and now looking to upsize locally. Further benefits include underfloor heating to the ground floor, solar panels and the remainder of a 10-year NHBC warranty.

- Modern 2 bedroom end of terrace house built in 2020
- Lovely open plan reception space
- Contemporary kitchen including grey high gloss units with worktops above, and integral appliances to include electric fan oven, electric hob, extractor fan, fridge/freezer, washing machine and dishwasher
- Downstairs cloakroom
- Underfloor heating on the ground floor
- Solar panels
- Stylish bathroom with shower over the bath, wash hand basin, mirrored vanity cabinet and wc
- Fitted wardrobe in bedroom one
- Private and secure rear garden with patio and lawned area
- 2 off road parking spaces
- Benefits from the remainder of a 10-year NHBC warranty
- Gas central heating and double glazing throughout

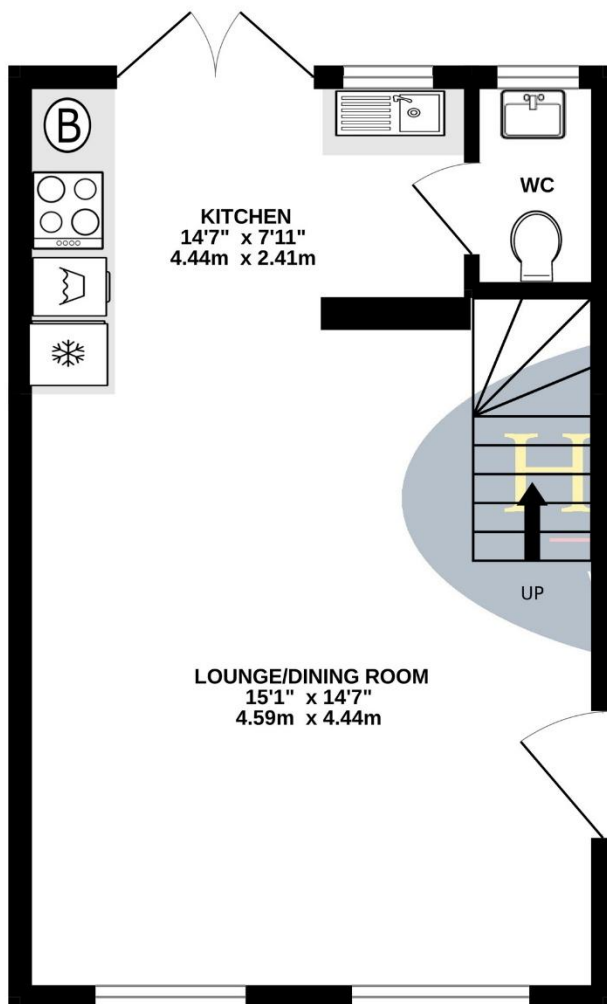
This home is conveniently located to local shops, including a Tesco Express, Rossmore Leisure Centre and St Aldhelm's Academy, along with other junior schools. Branksome Recreation Ground and Tower Park Leisure complex are within ½ a mile. Poole Town Centre is within 3 ½ miles and Bournemouth under 2 miles.

COUNCIL TAX BAND: C EPC RATING: B

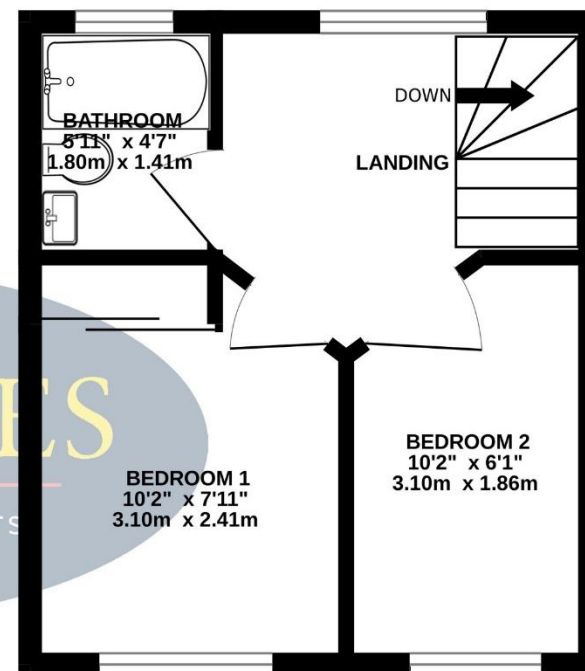
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnies Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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