



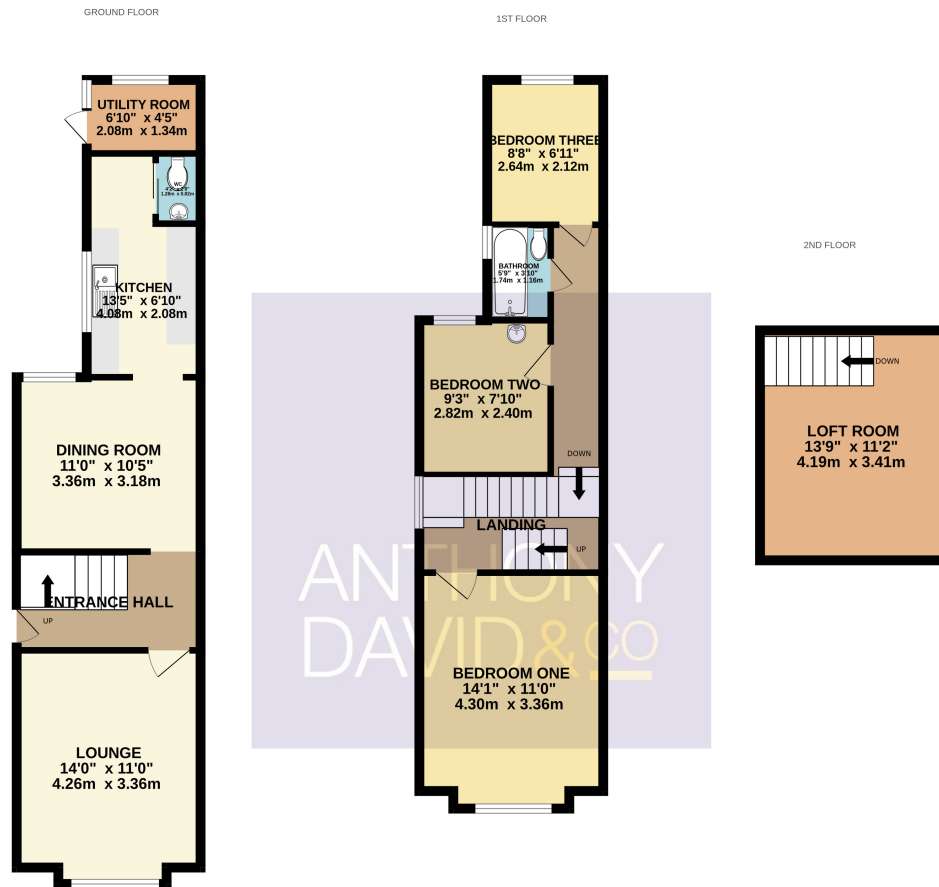
25 Richmond Road, Lower Parkstone, POOLE, Dorset BH14 0BP

£309,950 Freehold

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A Victorian three bedroom semi detached house conveniently situated a short stroll from Ashley Road with its array of shopping facilities and central bus routes. The popular Alexandra Park is also close to hand. This characterful property presents an ideal starter home and viewing is highly advised to appreciate not only its handy location but also the accommodation on offer, which comprises: lounge, kitchen, utility room, dining room, downstairs cloakroom, two double bedrooms, one single bedroom, family bathroom and loft room. Externally the property has a good sized rear garden being mainly laid to lawn. Further features include: feature fireplace to lounge, gas central heating and UPVC double glazing. School Catchment - Courthill Infant School and Baden-Powell and St Peter's Junior School.

**ANTHONY
DAVID & CO**



Entrance Hall 10' 11" x 5' 11" (3.33m x 1.80m)

Lounge 14' x 11' (4.27m x 3.35m)

Dining Room 10' 11" x 10' 5" (3.33m x 3.18m)

Kitchen 13' 5" x 6' 9" (4.09m x 2.06m)

W.C.

Utility 7' 2" x 4' 5" (2.18m x 1.35m)

Landing Doors to

Bedroom One 14' x 11' (4.27m x 3.35m) max

Bedroom Two 9' 3" x 7' 10" (2.82m x 2.39m)

Bedroom Three 8' 8" x 6' 11" (2.64m x 2.11m)

Bathroom 5' 8" x 3' 9" (1.73m x 1.14m)

Loft Room

Garden Enclosed

Council Tax Band C

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.