

6 Herbert Avenue, Parkstone, POOLE, Dorset BH12 4EE

Guide Price £330,000 Freehold

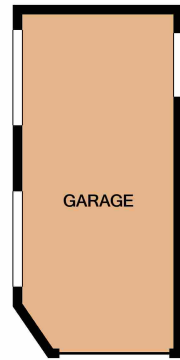
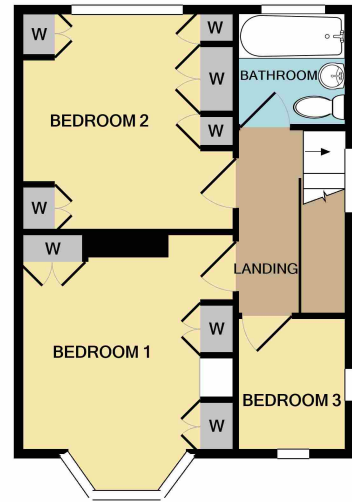
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A well presented three bedroom detached house conveniently situated in Parkstone within walking distance to shops at Alder Hills, central bus routes to Poole, Bournemouth, Branksome Recreation ground and train station. This characterful family home is offered with NO FORWARD CHAIN and internal viewing is highly advised. The accommodation comprises: lounge, separate dining room, conservatory, newly fitted kitchen, downstairs W.C and modern bathroom. Externally this charming house boasts a well maintained tiered garden with far reaching views over Parkstone and Branksome, car port, 17' garage and generous driveway providing off road parking for numerous vehicles. Further features include: Built-in wardrobes to bedroom one and two, ample storage cupboards, feature circular window, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary School, St Josephs Catholic Primary, Bishop Aldhelm's C.E. V.A. Primary School, St Aldhelm's Academy and Poole High School.

**ANTHONY
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 145 SQ.FT.
(13.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Entrance Hall Doors off to
- Lounge 13' 8" x 11' 5" (4.17m x 3.48m) max
- Dining Room 11' 6" x 11' 3" (3.51m x 3.43m)
- Conservatory 14' 9" x 5' 11" (4.50m x 1.80m)
- Downstairs W.C.
- Landing Doors off to
- Bedroom One 13' 7" x 11' 3" (4.14m x 3.43m) max
- Bedroom Two 11' 7" x 11' 4" (3.53m x 3.45m)
- Bedroom Three 7' 1" x 5' 11" (2.16m x 1.80m)
- Bathroom 6' 1" x 5' 11" (1.85m x 1.80m)
- Garage 17' 9" x 8' 4" (5.41m x 2.54m)
- Carport 19' x 8' 4" (5.79m x 2.54m)
- Garden Tiered
- Driveway Ample off road parking
- Council Tax Band C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	37
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82-100)	
B (61-81)	
C (39-60)	
D (19-38)	
E (1-18)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
71	34
England, Scotland & Wales	
EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part 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.