

Pearson Avenue, Poole BH14 0DT  
£375,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A three bedroom detached family home ideally situated in Lower Parkstone BH14, enjoying a south-facing positioning and off-road parking for multiple vehicles.



## Key Features

- Well presented detached family home
- Front lounge reception room
- Separate dining room
- Kitchen & utility room
- Three good sized bedrooms
- Family bathroom
- South facing aspect
- Rear patio terrace & garden
- Off-road parking for several vehicles
- Offered with no forward chain





## About the Property

This well presented family home is approached via an open drive providing off-road parking for various vehicles and side access to a rear south-facing garden.

On entry, a spacious hallway leads to a front lounge reception room and rear dining room with a door to outside – this is currently set up as a ground floor bedroom. The kitchen is also located to the rear of the property and enjoys a connecting utility room and door to the outside.

Rising to the first floor three good sized bedrooms await, served by a family bathroom.

Externally the property enjoys a sunny south-facing aspect, a rear patio terrace, a pleasant garden and off-road parking for multiple vehicles.

OFFERED FOR SALE WITH NO CHAIN.

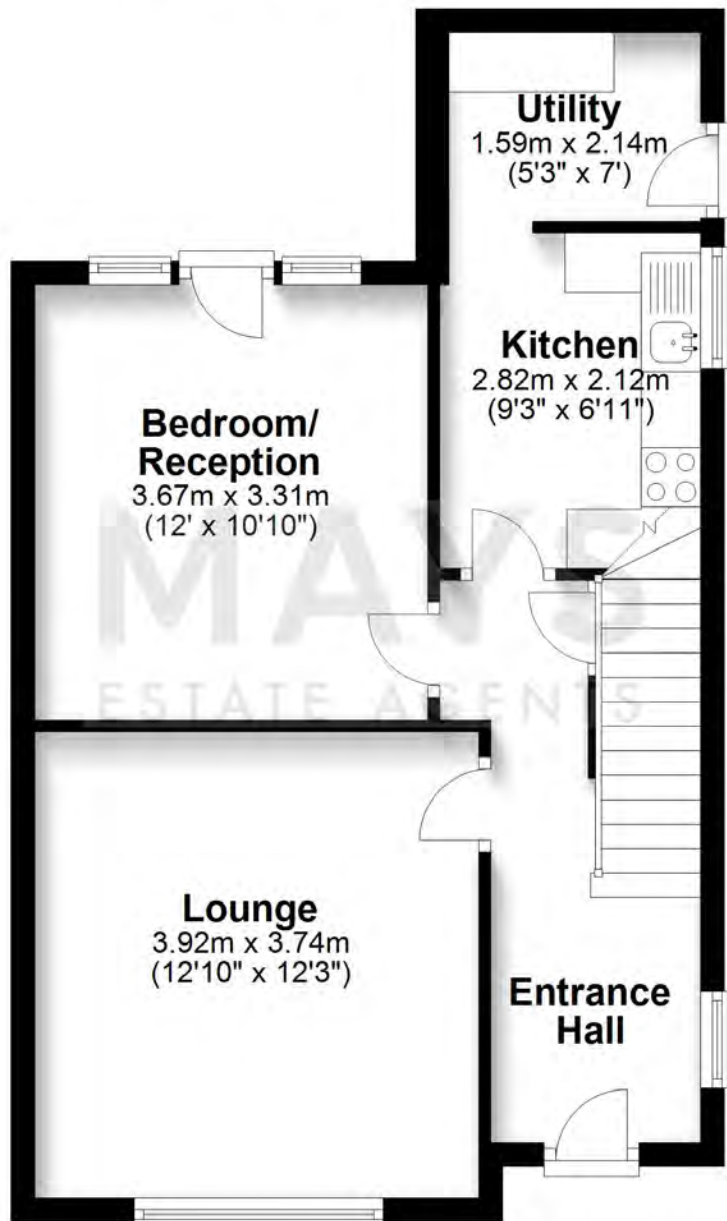
Tenure: Freehold

Council Tax Band: D



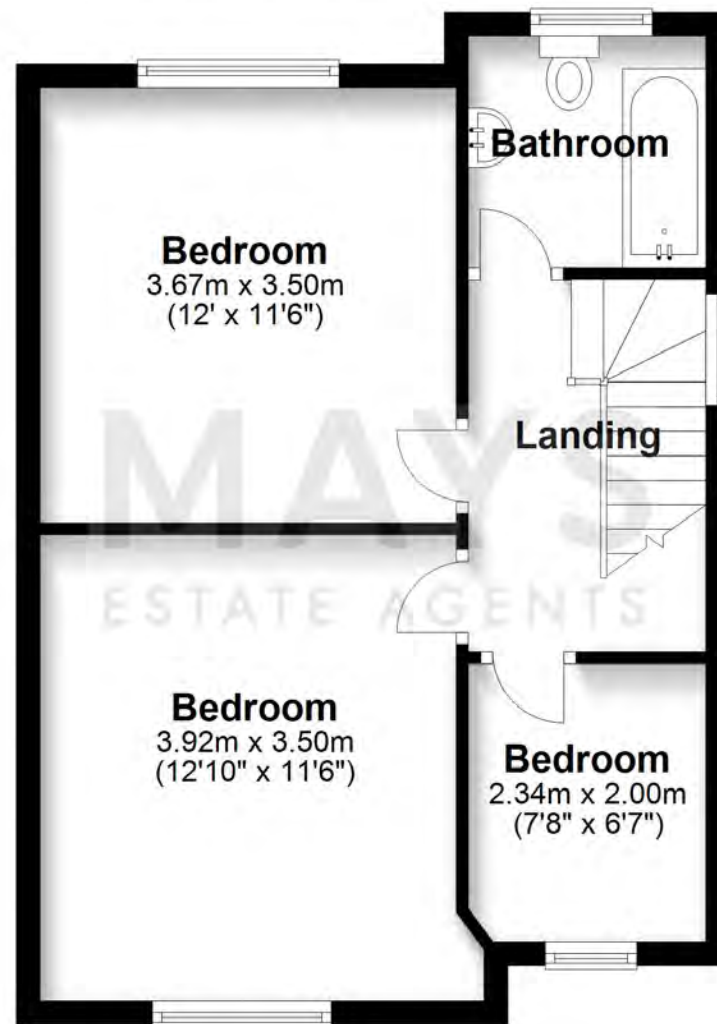
## Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







## About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.



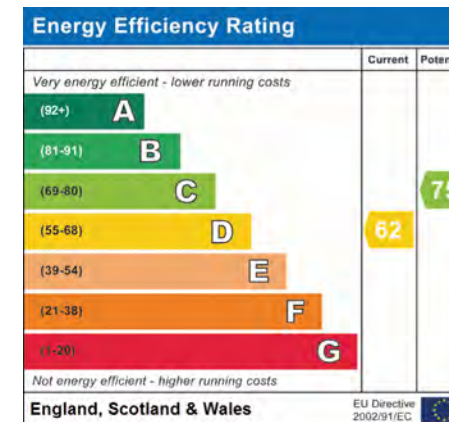
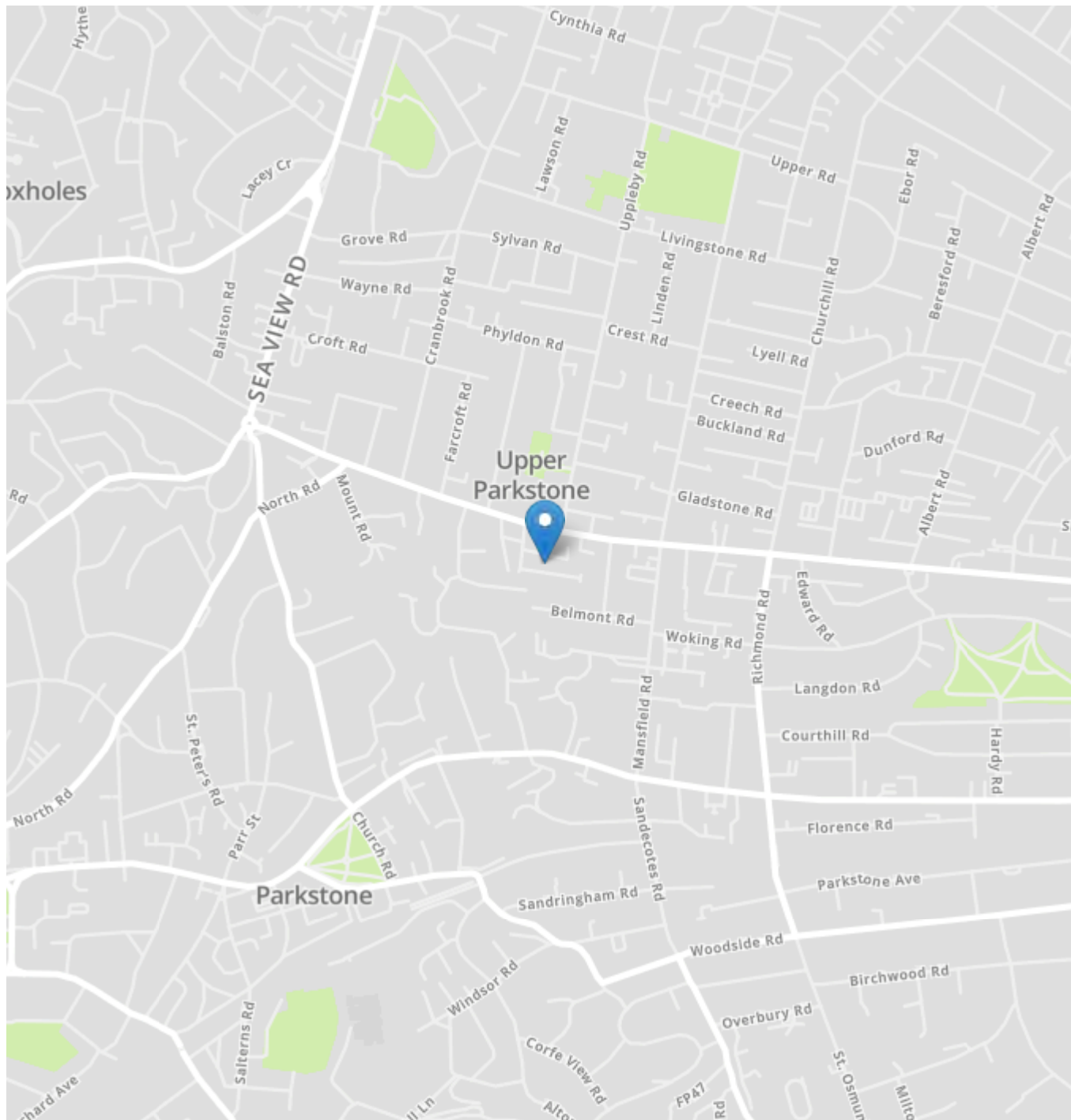
## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





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Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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