



**Gladstone Road, Parkstone, Poole,
Dorset, BH12 2LY**

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FREEHOLD GUIDE PRICE £300,000 - £325,000

A unique gem! Built in 2000, is this a deceptively spacious 3-bedroom detached house, perfect for a first-time buyer, upsizing family, or investment. You approach the property on a quiet residential road, and you walk into a well-presented open plan lounge/dining room/kitchen. Recently renovated, this home is modern throughout and has off road parking for 2 vehicles and further permit parking on the road. The open plan living space is the perfect area for entertaining, with sliding doors that lead out onto the south facing garden. Spread across three floors, this property offers versatility and has plenty of eaves storage and further storage in the garden shed which is currently used for a motorbike and bikes.

- Three bedroom detached home
- Recently renovated throughout
- Open plan living/kitchen space with sliding doors to rear south facing garden
- Kitchen has plenty of cupboard space, 4 ring gas hob and electric cooker
- 2 fully tiled and modern bathrooms
- Off road parking for two cars
- Gas central heating and double glazing
- South facing rear garden with garden shed
- The vendors are suited so can accommodate a quick sale!

Situated in an excellent location with everything on our doorstep! Gladstone Road runs behind Ashley Road so is moments from the shops. Excellent transport links by car, bus and rail, all close by with Poole Town Centre being approximately 2 miles away

COUNCIL TAX BAND: C EPC RATING: C

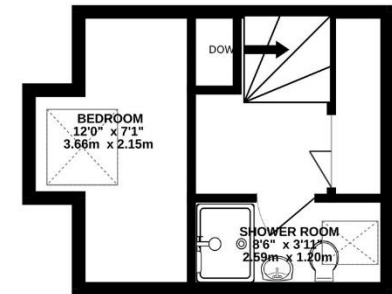
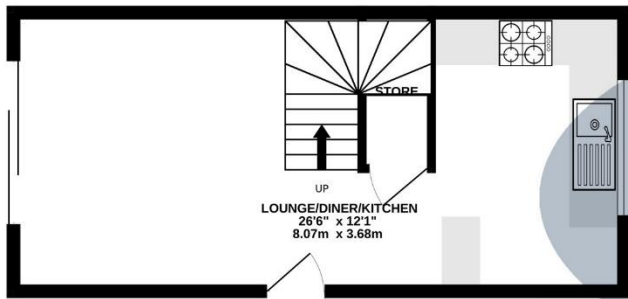
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



HEARNES
WHITE SERVICE COUNCIL

TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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