



35 Albert Road, Parkstone, Poole, Dorset BH12 2BT

Guide Price £280,000 Freehold

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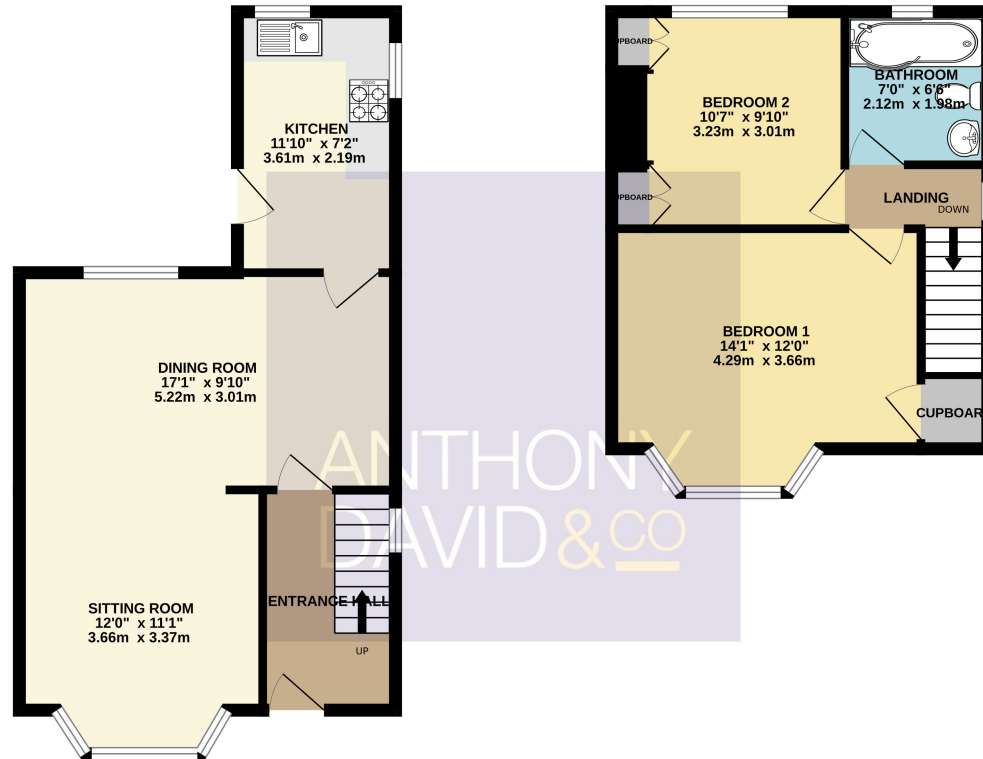
01202 677444

A charming semi detached Victorian style house ideally situated a short walk away from the popular Ashley Road with its array of shopping facilities, amenities and bus routes to Poole and Bournemouth. Branksome recreation ground and train station are also close to hand. This characterful home would benefit from some cosmetic updating and viewing is essential to appreciate its super location but also the accommodation on offer, which comprises: sitting room, kitchen, dining room, two double bedrooms and bathroom. Externally the property boasts a generous Westerly aspect garden being mainly laid to lawn. To the front the driveway provides off road parking. Further features of this ideal starter home include: working open fire, original fire places, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary, Livingstone Road Infants and Juniors.

**ANTHONY
DAVID & CO**

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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Entrance Hall Doors to

Sitting Room 12' 0" x 11' 1" (3.66m x 3.38m)

Dining Room 17' 1" x 9' 10" (5.21m x 3.00m)

Kitchen 11' 10" x 7' 2" (3.61m x 2.18m)

Landing Doors to

Bedroom One 14' 1" x 12' 0" (4.29m x 3.66m)

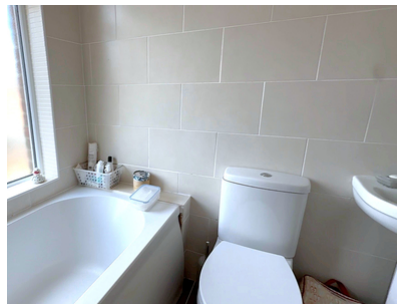
Bedroom Two 10' 7" x 9' 10" (3.23m x 3.00m)

Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band B



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.