



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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55 Cynthia Road, PARKSTONE, Dorset BH12 3JE

£360,000

The Property

Brown and Kay are pleased to market this deceptively spacious (please see floorplan) three bedroom detached bungalow offered for sale with no forward chain. The home, whilst in need of modernisation, offers a great amount of potential to extend/convert further, subject to the usual planning permissions, and with a larger than average garden to the rear this home offers plenty of options for the incoming buyer. The generous accommodations consists of two ground floor bedrooms, 22' kitchen/dining room, 22' living room, conservatory, bath/shower room, and on the first floor is a 23' bedroom and large loft room.

The property is situated in the popular residential area of Parkstone with a wide and varied range of shopping facilities located along the Ashley Road, together with bus services which operate to surrounding areas. For more comprehensive needs, the larger town centre of Poole is within close proximity and there you will find a mix of shopping facilities, together with the bus and train stations with rail links to London Waterloo.

ENTRANCE HALL

Frosted double glazed door, loft hatch with loft ladder leading to large loft room.

LOFT ROOM

16' 2" x 8' 8" (4.93m x 2.64m) Power and light.

KITCHEN/DINING ROOM

22' 5" x 11' 8" (6.83m x 3.56m) Range of wall and base units with work surfaces over, electric oven and hob, space and plumbing for washing machine, space for stacked fridge/freezer, UPVC double glazed door, door to reception room.

LIVING ROOM

22' 11" x 11' 8" (6.99m x 3.56m) UPVC double glazed door to conservatory, radiator.

CONSERVATORY

9' 10" x 9' 3" (3.00m x 2.82m) UPVC construction, door to garden.

BEDROOM TWO

15' 1" x 13' 5" (4.60m x 4.09m) Front aspect UPVC double glazed window, radiator.

BEDROOM THREE

10' 0" x 7' 3" (3.05m x 2.21m) up to built in wardrobes. UPVC double glazed window, radiator, built-in wardrobes.

BATH/SHOWER ROOM

Bath, bidet, shower, wash hand basin and w.c.

FIRST FLOOR LANDING

BEDROOM ONE

23' 9" x 13' 6" (7.24m x 4.11m) Rear and side aspect windows, radiator.

FRONT OF PROPERTY

Hardstanding to the front of the property providing off road parking.

GARAGE

16' 8" x 8' 2" (5.08m x 2.49m) Power and light, double opening wooden doors.

REAR GARDEN

A fantastic size garden - approximately 120', multiple outside storage areas, decking, paving and shingle.

COUNCIL TAX - BAND C