



2 Francis Road, Parkstone, POOLE, Dorset BH12 2AT

£350,000 Freehold

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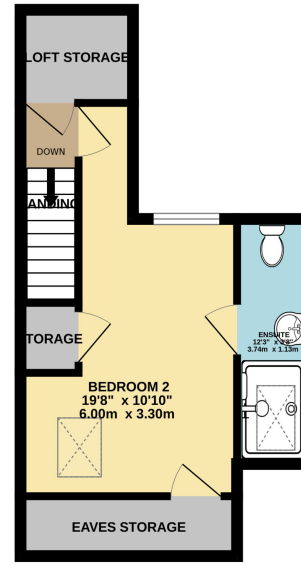
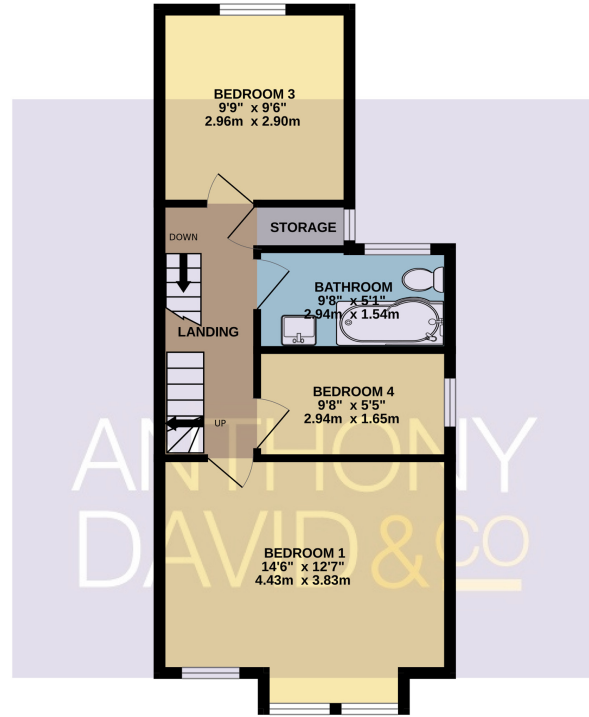
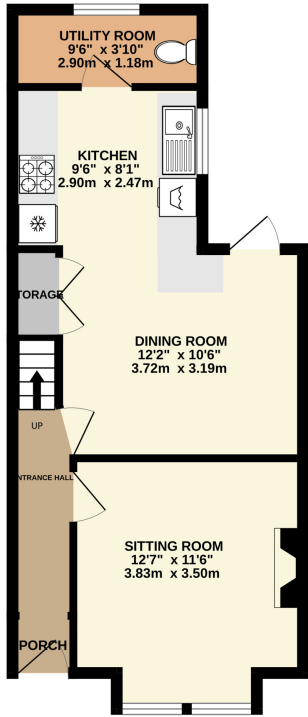
**** GUIDE PRICE £350,000 - £360,000 ****A beautifully presented four bedroom semi detached house conveniently situated on this residential road in Parkstone within close proximity of the popular Ashley Road, Branksome train station and Branksome Recreation ground. This fantastic family home has been updated and extended to exacting standards and internal viewing is imperative to appreciate the chic accommodation on offer, which comprises: **GROUND FLOOR**; sitting room, dining room, stylish kitchen and downstairs W.C/Utility room. **FIRST FLOOR**; three bedrooms and contemporary bathroom. **SECOND FLOOR**; double bedroom and bespoke en-suite shower room. Externally the property boasts a Westerly aspect garden with artificial lawned area and feature raised wooden deck ideal for al fresco dining in the summer months. To the front the driveway provides off road parking. Further features of this 'little gem' include: some integrated appliances to kitchen, storage cupboards, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary and Bishops St Aldhelms Primary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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' 7" x 11' 6" (3.84m x 3.51m)

Dining Room 12' 2" x 10' 6" (3.71m x 3.20m)

Kitchen 9' 6" x 8' 1" (2.90m x 2.46m)

Utility/Cloakroom 9' 6" x 3' 10" (2.90m x 1.17m)

Landing Doors to

Bedroom One 14' 6" x 12' 7" (4.42m x 3.84m)

Bedroom Three 9' 9" x 9' 6" (2.97m x 2.90m)

Bedroom Four 9' 8" x 5' 5" (2.95m x 1.65m)

Bathroom 9' 8" x 5' 1" (2.95m x 1.55m)

Second Floor Landing Door to

Bedroom Two 19' 8" x 10' 10" (5.99m x 3.30m)

En-Suite Shower 12' 3" x 3' 8" (3.73m x 1.12m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.