



**221 Churchill Road, Parkstone,
Poole, Dorset, BH12 JD**

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FREEHOLD PRICE £365,000

A charming 1930's detached 3 bedroom home with a good sized lounge/dining room, separate kitchen, conservatory, downstairs cloakroom, modern bathroom, 80ft westerly facing garden and off road parking for 2 cars. The home has a very warm and welcoming feeling throughout and is 0.4 miles from Branksome Recreation Ground.

- Attractive 1930's 3 bedroom detached home
- Good sized lounge/dining room with character bay window to the front elevation
- Separate fitted kitchen to include to include shaker style units, granite worktops, electric oven and hob with extractor fan above, integrated fridge/freezer and space for washing machine
- Conservatory with French doors leading to the rear garden
- Downstairs cloakroom
- Modern and fully tiled bathroom to include bath with shower above, wash hand basin and wc
- Fitted wardrobes in bedrooms 1 and 2
- Lovely 80ft fully enclosed westerly facing rear garden with patio from the conservatory, and greenhouse and garden shed at the far end
- Off road parking for 2 vehicles
- Gas central heating and double glazing throughout

The property is conveniently located in Churchill Road in Parkstone, being within walking distance to the local shops on Rossmore Road and within a mile to Waitrose and the shops on Ashley Road. Branksome Recreation Ground is also close by, along with Tower Park Leisure Park. Poole Town Centre is just over 2 miles away and Bournemouth Town Centre just under 3 miles.

COUNCIL TAX BAND: C

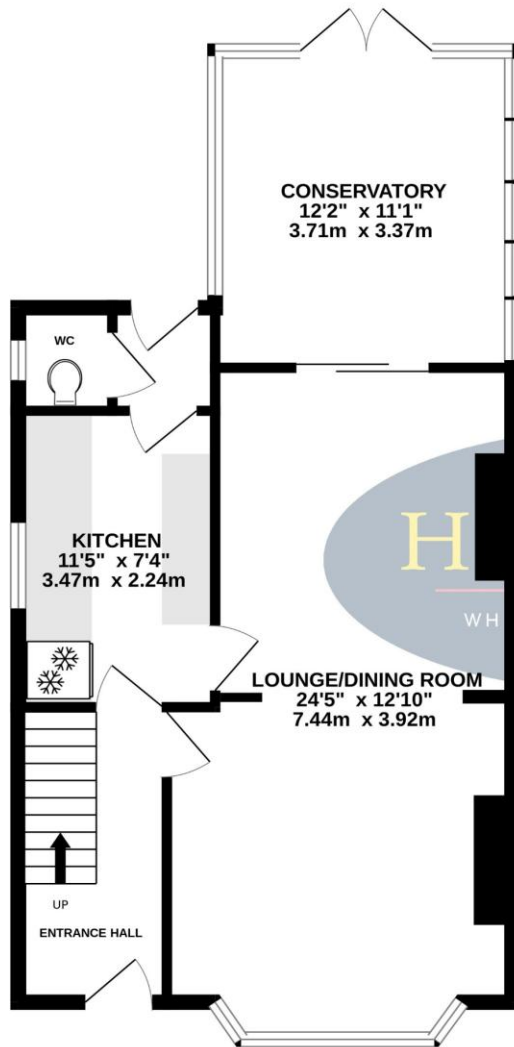
EPC RATE: D

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



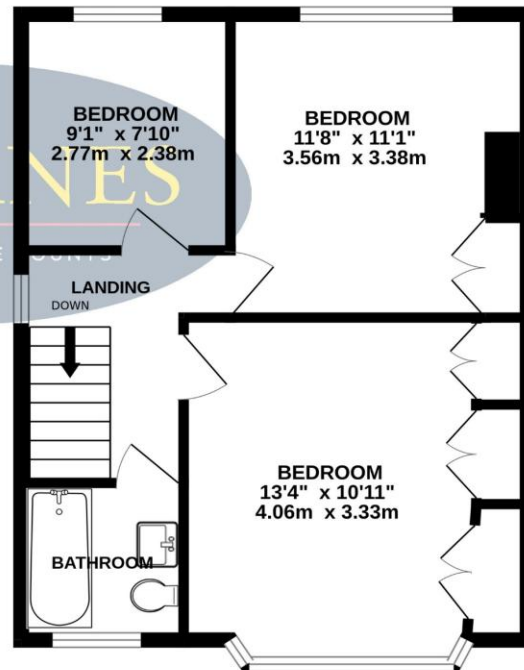


GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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