



Parkstone Avenue, Poole BH14 9LS



Property Summary

We are delighted to present this attractive and generously proportioned three-bedroom family home, ideally located within the highly sought-after Courthill and Baden Powell First School catchment areas. Offered on an unfurnished basis, this property is available for long-term tenancy and is perfect for families seeking a comfortable and modern home in a desirable location. Pets will also be considered.



Key Features

- Three spacious double bedrooms
- Located in Courthill & Baden Powell school catchment
- Modern kitchen/breakfast room with integrated appliances
- Two versatile reception rooms
- Enclosed, well-maintained rear garden
- Separate utility room
- Downstairs cloakroom
- Off-road parking available
- Gas central heating
- Long-term let



About the Property

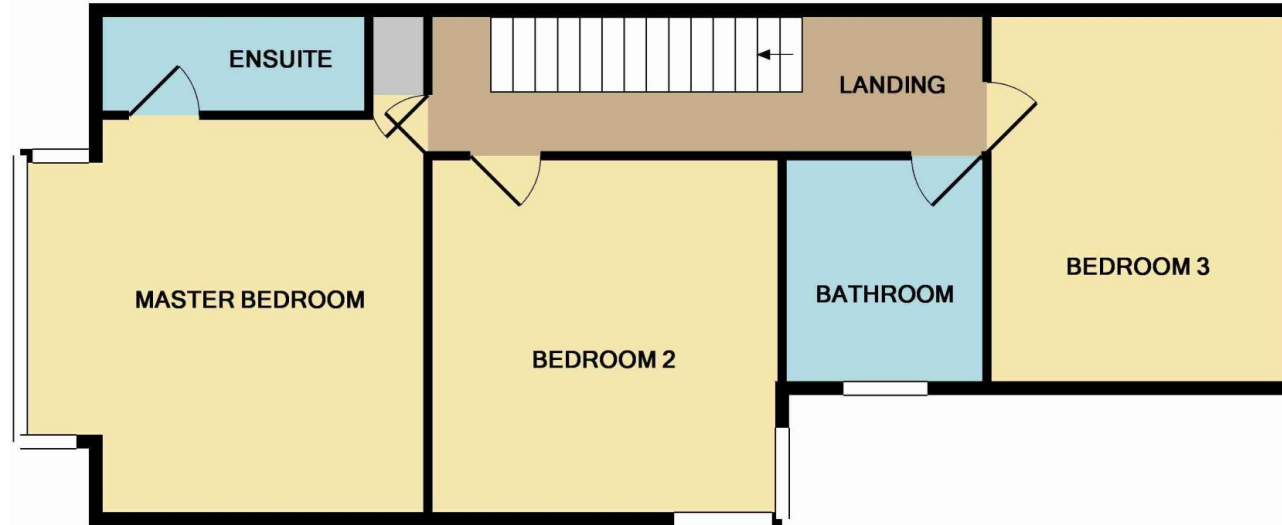
The property features a spacious entrance hallway leading to two versatile reception rooms, ideal for both family living and entertaining. The heart of the home is the modern kitchen/breakfast room, complete with appliances including a fridge freezer, gas oven and hob, and a dishwasher. Patio doors open out to a well-maintained, enclosed garden – perfect for outdoor dining. A separate utility room with a washing machine and the boiler, along with a convenient downstairs cloakroom with WC and sink, add to the property's practicality.

Upstairs, the home boasts three well-sized double bedrooms, including a master with its own en-suite shower room. A stylish and contemporary family bathroom serves the remaining bedrooms. The property further benefits from gas central heating, off-road parking, and a tasteful, modern interior throughout. Viewing is highly recommended to appreciate all that this exceptional family home has to offer.

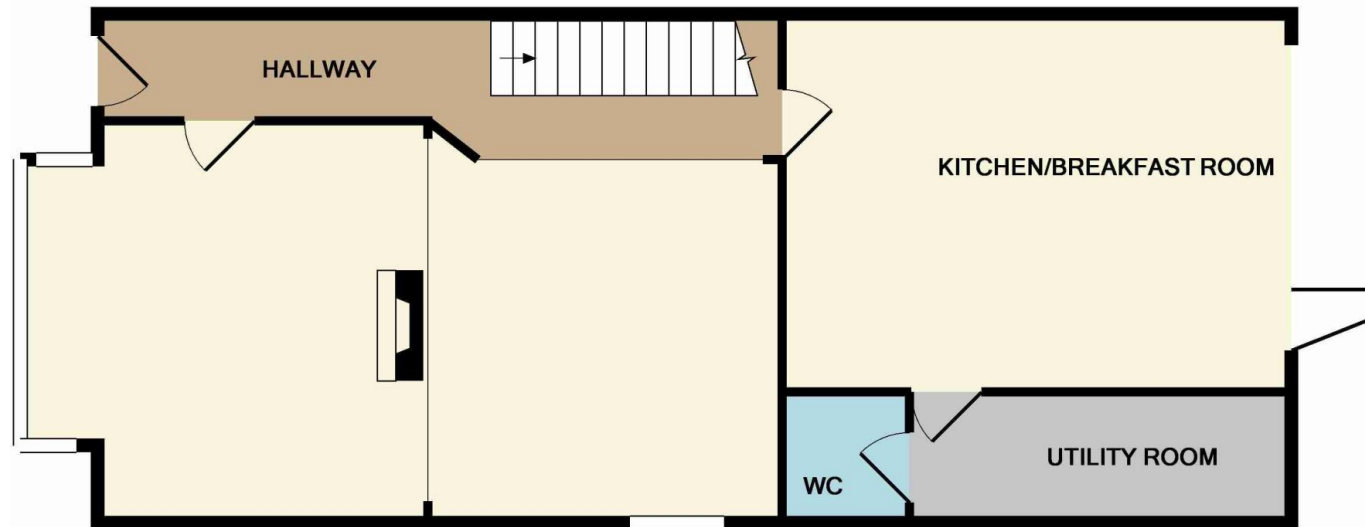
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1ST FLOOR



GROUND FLOOR



About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

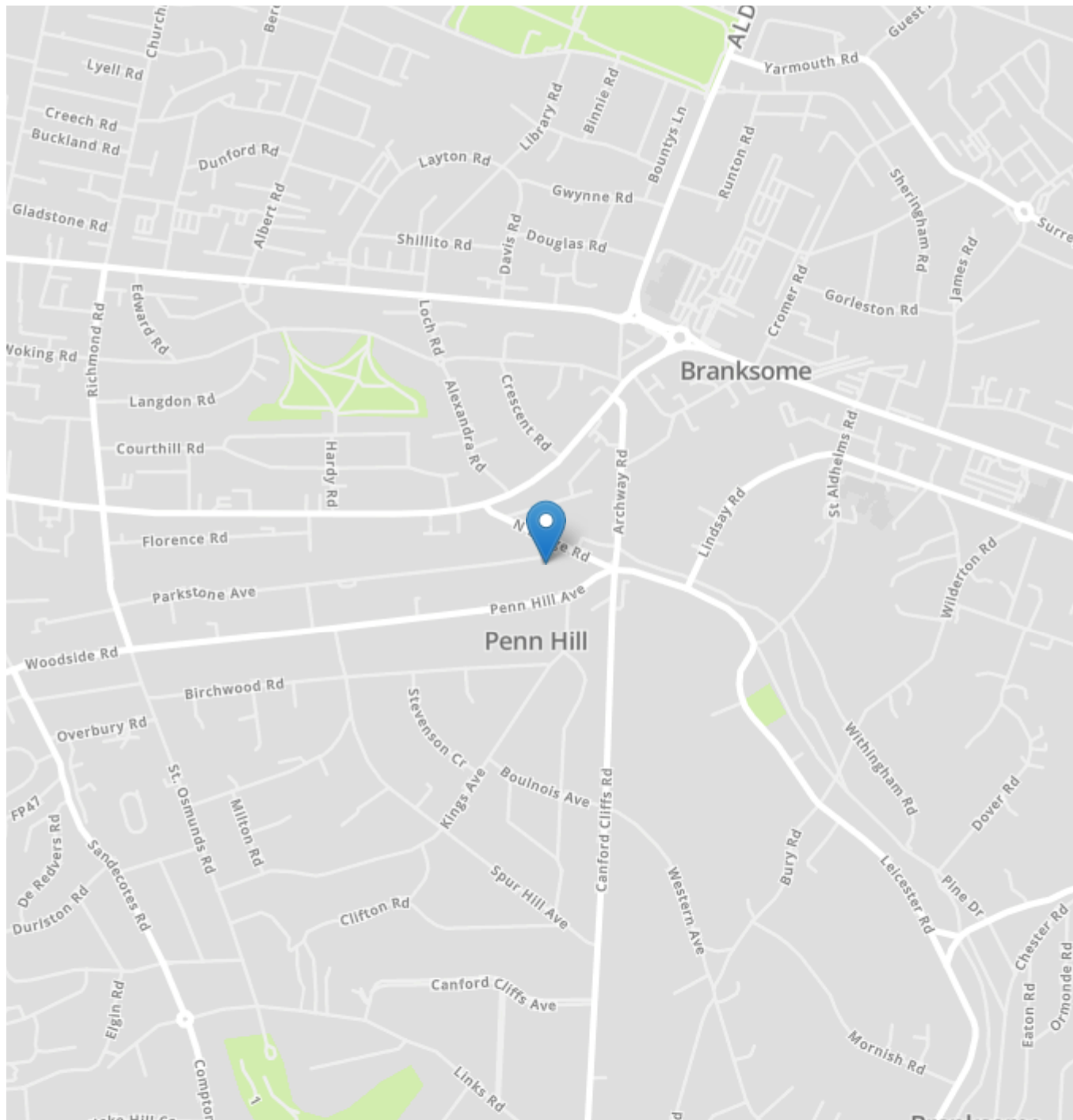


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(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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