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13 Cromwell Road PARKSTONE, POOLE, Dorset BH12 2NW

£320,000

The Property

Brown and Kay are pleased to market this delightful period property situated in the highly popular location of Parkstone. This charming home affords an abundance of features to include a living room with feature fireplace, separate dining room, well fitted kitchen with a bright and airy aspect over the garden, two bedrooms, both with feature fireplaces and a good size first floor bathroom. A particular feature of the home is the more than generous garden to the rear which enjoys a sunny aspect.

The property occupies a great position within comfortable reach of Ashley Road which offers a wide and varied range of shopping facilities and amenities. Regular bus services are also readily available and operate to surrounding areas including the larger town of Poole which also offers a mix of shops, cafe bars and restaurants as well as the train station with links to London Waterloo, and bus station. With leisure in mind, Poole Quay with its pretty water front and many eateries is a short drive as are the glorious sandy beaches located at Sandbanks stretching along to Bournemouth and beyond.

ENTRANCE HALL

Stairs to the first floor landing.

LIVING ROOM

12' 3" x 11' 0" (3.73m x 3.35m) Feature fireplace with fire, double glazed windows to the front aspect, radiator.

DINING ROOM

12' 10" x 10' 1" (3.91m x 3.07m) Double glazed window to the rear aspect, radiator, chimney breast.

KITCHEN

13' 9" x 8' 3" (4.19m x 2.51m) A lovely bright kitchen with double glazed windows to the rear aspect and side aspect, UPVC double glazed door to the garden, well fitted with a range of wall and base units with work surfaces over, integrated Neff oven and Neff gas hob with extractor over, integrated dishwasher and fridge/freezer, space for washing machine, radiator.

FIRST FLOOR LANDING

Doors to the following rooms:-

BEDROOM ONE

15' 11" x 11' 3" (4.85m x 3.43m) Double glazed window to the front aspect, feature fireplace, radiator, fitted wardrobes.

BEDROOM TWO

12' 11" x 10' 2" (3.94m x 3.10m) Double glazed window to the rear aspect, feature fireplace, radiator.

BATHROOM

Frosted window to the rear, suite comprising bath with mixer taps and screen, wash hand basin and w.c. Radiator, cupboard housing combination boiler.

FRONT OF THE PROPERTY

Front garden with pathway to the front door.

SUNNY ASPECT REAR GARDEN

A particular feature of the home is a more than generous garden with paved patio area immediately to the rear with dwarf wall border, the remainder is laid to lawn with paved pathway.

COUNCIL TAX - BAND C