



109 Uppleby Road, Parkstone, Poole, Dorset BH12 3DD

£300,000 Freehold

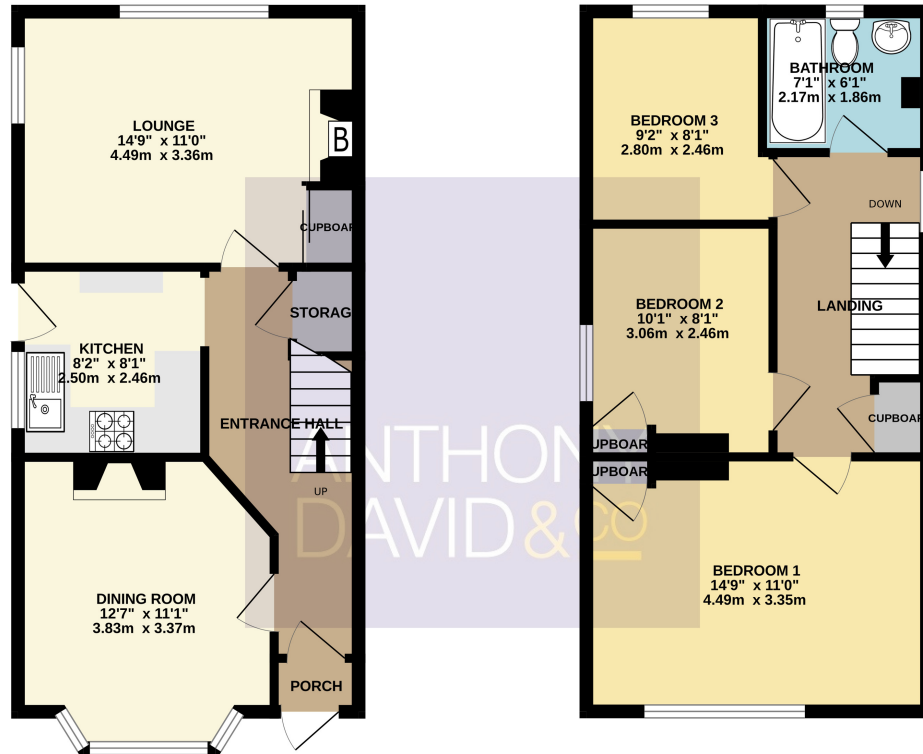
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**** NO FORWARD CHAIN **** A three bedroom detached house conveniently situated on this popular residential road in Parkstone within close proximity of Ashley Road with its extensive range of shops and facilities, Turners recreation ground is also a short distance away. The property is in need of total modernisation and internal viewing is a must to appreciate its potential to create a superb family home. The accommodation on offer comprises: lounge, kitchen, dining room, two double bedrooms, one good sized single bedroom and bathroom. Externally the property boasts a sizable Westerly aspect garden with lawned area and sun patio. To the front the driveway provides off road parking. Further features of this 'DIY DELIGHT' include: understairs storage cupboard, fireplace to lounge, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors. NB: The boiler is a back boiler.

**ANTHONY
DAVID & CO**

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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

Kitchen 8' 2" x 8' 1" (2.49m x 2.46m)

Dining Room 12' 7" x 11' 1" (3.84m x 3.38m)

Landing Doors to

Bedroom One 14' 9" x 11' 0" (4.50m x 3.35m)

Bedroom Two 10' 1" x 8' 1" (3.07m x 2.46m)

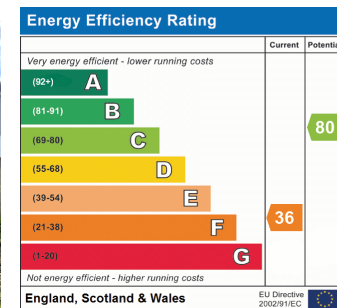
Bedroom Three 9' 2" x 8' 1" (2.79m x 2.46m)

Bathroom 7' 1" x 6' 1" (2.16m x 1.85m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C



Property Misdescriptions Act 1991

Property details contained herein do not form part 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.