



51 Lincoln Road, Parkstone, Poole, Dorset BH12 2HT

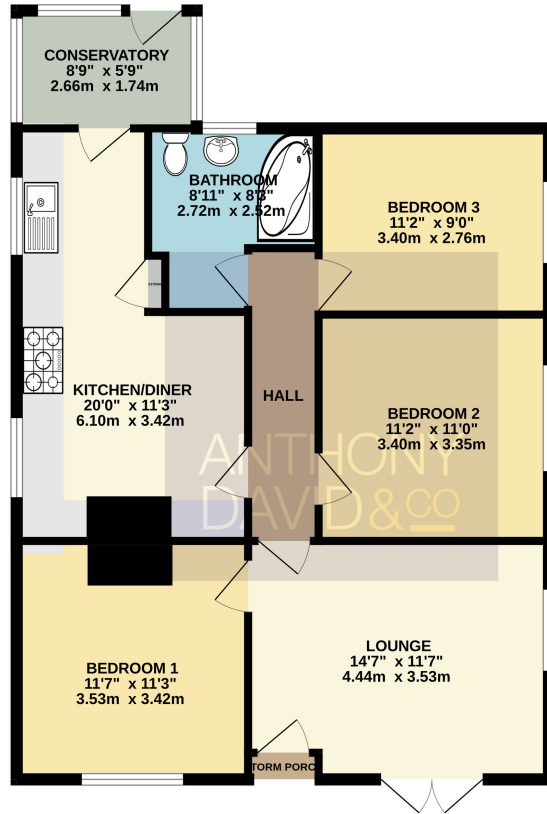
£300,000 Freehold

**** NO FORWARD CHAIN **** This good sized three double bedroom detached bungalow is conveniently situated on this popular residential road in Parkstone within close proximity of local amenities, Branksome Recreation ground and Rossmore leisure centre. Ashley Road with its array of shopping facilities and transport links to Poole and Bournemouth is also a short drive away. The property would benefit from cosmetic updating and internal viewing is a must to appreciate not only its full potential but also the accommodation on offer, which comprises: lounge, 20' kitchen/diner, conservatory and bathroom. Externally there is a low maintenance garden and garage in block. Further features include; on road parking, gas central heating and UPVC double glazing. Nearby schools - Heatherlands Primary School, Branksome Heath Junior School & St Aldhelms Academy Secondary School. NB: The property is currently rented out at £1300 per calendar month.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**ANTHONY
DAVID & CO**

GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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.
Made with Meopix ©2023



Storm Porch Door to

Lounge 14' 7" x 11' 7" (4.45m x 3.53m)

Hallway Doors to

Kitchen/Diner 20' 0" x 11' 3" (6.10m x 3.43m)

Conservatory 8' 9" x 5' 9" (2.67m x 1.75m)

Bedroom One 11' 7" x 11' 3" (3.53m x 3.43m)

Bedroom Two 11' 2" x 11' 0" (3.40m x 3.35m)

Bedroom Three 11' 2" x 9' 0" (3.40m x 2.74m)

Bathroom 8' 11" x 8' 3" (2.72m x 2.51m)

Garden Low maintenance

Garage In block

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	84
		EU Directive 2002/91/EC	

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.