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**Avenue House, 57 Albert Rd,
Parkstone, Poole BH12 2BU**

DUNFORD
ROAD

Avenue House, 57 Albert Rd, Parkstone, Poole BH12 2BU

FREEHOLD PRICE £500,000

A beautifully presented Victorian detached home offering substantial accommodation with four double bedrooms, spacious family bathroom, ensuite shower room, attractive double reception room, superb fully fitted kitchen/dining room with range of appliances and a ground floor cloakroom. The property has been extensively improved by the current owners including a large loft conversion providing the additional bedroom. There is a driveway for two cars with a gate leading to the rear garden which is a real sun trap and it has a large timber shed with power and light. Added advantages include gas central heating via radiators, double glazing and recently refitted carpets and flooring. Blending Victorian charm and character with more modern fittings, the home is really a one off. It's been given a unique style and carefully restored to bring out many of the original features to include, stripped wooden floors, Victorian radiators, original tiled entrance porch floor, and restored old doors and door furniture. Built in 1895 and used for 100 years as a bakery and shop, 'W.J Pitcher', Avenue House holds a wealth of history. During this time, every corner house on Albert Road was used as a shop, which ranged from a leather shop, sweetshop, farrier, and bakery. These corner houses were larger than the other houses in the road, with owners working downstairs in the shops and having their living accommodation upstairs. The Bakehouse (at the rear of the Avenue House) was sold in the late 1980's and converted into a family home.

- Four double bedrooms over the first and second floors
- Spacious living accommodation with a stylish double reception room and a superb fitted kitchen/dining room
- Large family bathroom and ensuite shower room
- Double glazing and gas central heating
- Sun trap rear garden with good size timber shed/workshop which has power and lighting
- Driveway for two cars
- Most attractive detached Victorian property with character features
- Immaculate presentation throughout
- Integral porch with original tiled floor and good size entrance hall

This property is conveniently located for local shops in Ashley Road, which is approximately 400 metres away and includes shops such as Waitrose, the Co-op, and a wide range of restaurants and food outlets. Regular bus routes to Poole and Bournemouth are nearby, and less than a mile away is Poole Retail Park which has John Lewis at Home, Mother Care, Homebase, Boots, Pets at Home, and a DW Fitness Centre.

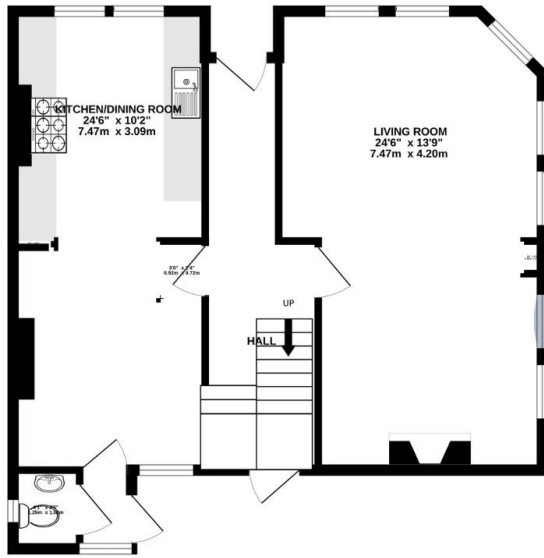
COUNCIL TAX BAND: D

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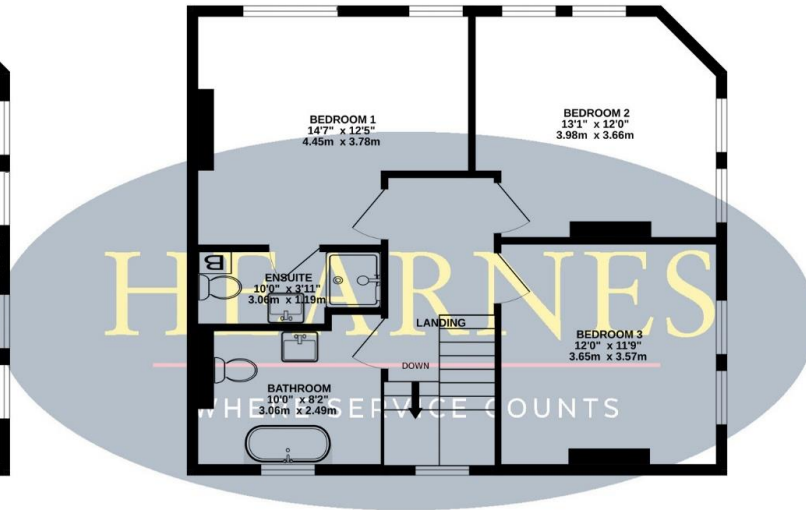




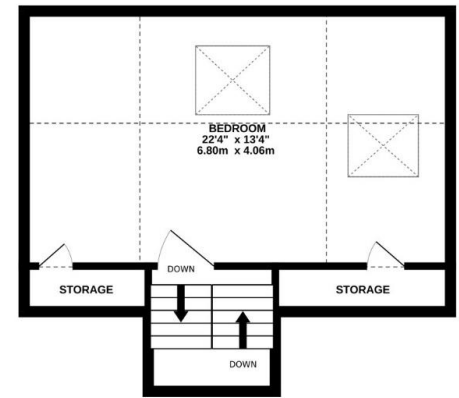
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.2 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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