



146 Ringwood Road, Lower Parkstone, Poole, Dorset BH14 0RP

Guide Price £425,000 Freehold

**\*\* GUIDE PRICE £425,000 - £435,000 \*\*** A beautifully presented three double bedroom detached chalet style house situated on the fringes of Lower Parkstone and Oakdale within close proximity of local shops, bus routes and Parkstone Heights Recreation Ground. Ashley Cross with it's array of trendy bars and bistros is also a short distance away. This versatile property offers over 1200 sq ft of pristine living space and internal viewing is a must to appreciate the charming accommodation on offer, which comprises: lounge, stylish kitchen/diner, further kitchen area, contemporary downstairs bathroom and en-suite cloakroom to bedroom two. Externally the property boasts a delightful Westerly aspect garden with sun patios and feature circular lawned area. To the front the brick paved driveway provides off road parking for three vehicles. Further features of this immaculate home include: feature fireplace to lounge, some integrated appliances to kitchen, Rolltop bath, storage cupboards, wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, St Mary's Catholic Primary, Ocean Academy, Poole High and St Edwards RC/CoE Secondary.

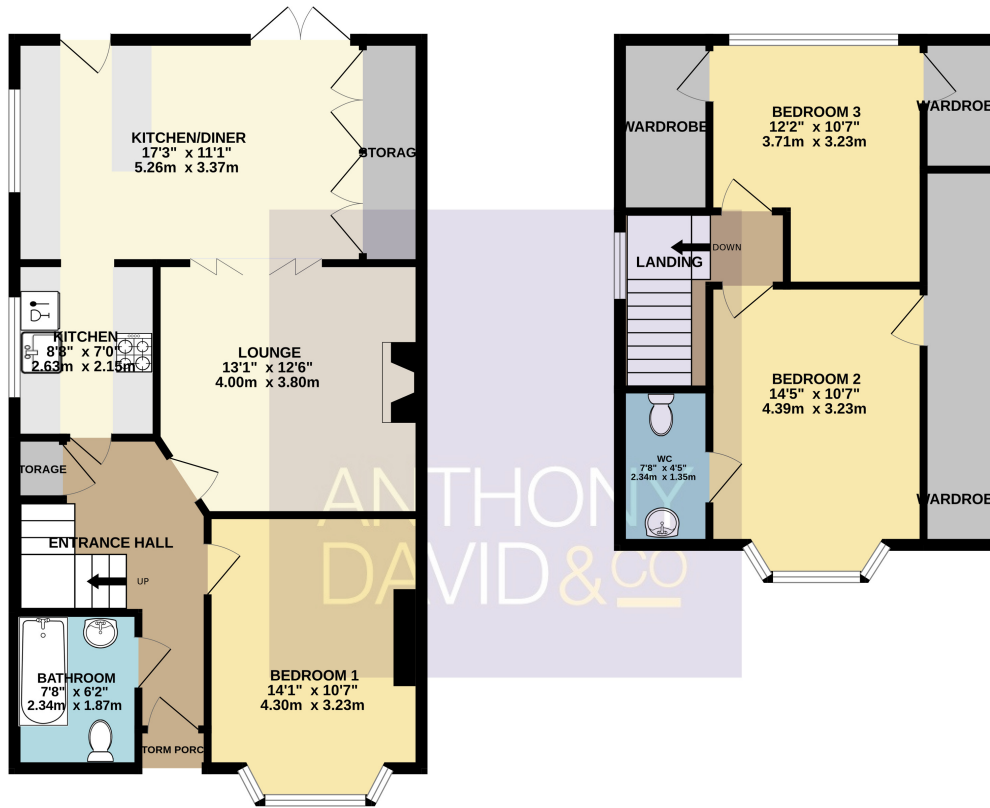
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**ANTHONY  
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GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 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

Lounge 13' 1" x 12' 6" (3.99m x 3.81m)

Kitchen/Diner 17' 3" x 11' 1" (5.26m x 3.38m)

Kitchen 8' 8" x 7' 0" (2.64m x 2.13m)

Bedroom One 14' 1" x 10' 7" (4.29m x 3.23m)

Bathroom 7' 8" x 6' 2" (2.34m x 1.88m)

Landing Doors to

Bedroom Two 14' 5" x 10' 7" (4.39m x 3.23m)

En-Suite Cloakroom 7' 8" x 4' 5" (2.34m x 1.35m)

Bedroom Three 12' 2" x 10' 7" (3.71m x 3.23m)

Garden Westerly aspect

Driveway Off road parking x 3

Council Tax Band C



Property Misdescriptions Act 1991  
Property details contained herein do not form part of all 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.