



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



rightmove find your happy

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



2 Central Avenue, PARKSTONE BH12 2EW

£399,950

The Property

Brown and Kay are pleased to market this beautifully appointed detached bungalow enjoying a pleasant position with outlook over the recreation ground. The home affords well presented accommodation to include a lounge with access to conservatory, a well fitted 20' kitchen/dining room, two double bedrooms, bathroom and a loft room, and outside there is a generous corner plot arranged for ease of maintenance together with a utility/storage room (originally the garage) and off road parking.

The bungalow occupies a lovely location opposite the recreation ground with local amenities located on the nearby Alder Road. A wide and varied range of shopping facilities are located on the Ashley Road which is also close to hand together with bus services which operate to surrounding areas. For more comprehensive needs, Poole town centre is accessible and there you will find a comprehensive range of shopping facilities together with the bus and train station.

ENTRANCE PORCH

Double glazed door to Entrance Porch with door to entrance hall.

ENTRANCE HALL

Radiator, access to loft space, cupboard housing fusebox.

LOUNGE

12' 8" x 12' 1" (3.86m x 3.68m) Double glazed window, radiator, double glazed sliding doors to the Conservatory.

CONSERVATORY

11' 0" x 7' 3" (3.35m x 2.21m) Double glazed windows to the front and side aspects with pleasant outlook over recreation ground, vaulted clear glass roof.

KITCHEN/DINING ROOM

20' 1" x 10' 0" (6.12m x 3.05m) Double glazed window with pleasant views over recreation ground. Fitted with an excellent range of wall and base units comprising inset induction hob with double oven under and filter above, integrated fridge and freezer, integrated dishwasher, further wall cupboards, space for table and chairs, radiator, tiled flooring, double glazed door to outside.

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m) to wardrobe front. Double glazed bay window, radiator, two sets of triple wardrobes with hanging space, central vanity unit and double cupboard.

BEDROOM TWO

10' 0" x 7' 8" (3.05m x 2.34m) Double glazed window, radiator.

BATHROOM

9' 0" x 6' 6" (2.74m x 1.98m) Double glazed window. Suite comprising panelled bath with wall mounted taps and additional hand held shower plus 'Rainfall' shower over, low level w.c. and wash hand basin inset in to vanity unit. Heated towel rail, tiled walls and floor.

LOFT ROOM

17' 0" x 9' 4" (5.18m x 2.84m) From the entrance hall, a retractable ladder gives access to the loft room. Velux style window and eaves storage (not boarded).

OUTSIDE

The bungalow occupies an excellent size corner plot which has been thoughtfully landscaped for ease of maintenance, block paved area with inset flowers and shrubs, extending to the side with further block paved area.

PARKING

Double opening gates provide access to parking area.

REAR GARDEN AREA

Paved patio with raised area, generous size cabin/summer house with power and light connected, an ideal spot to work from home, garden shed, feature paved area with shrub border.

UTILITY/STORAGE (FORMALLY THE GARAGE)

14' 8" x 9' 6" (4.47m x 2.90m) This has now been adapted to provide a large utility area with storage, space and plumbing for washing machine, wall units and wall mounted boiler.

COUNCIL TAX - BAND D