



64 Tollard Close, Parkstone, Poole, Dorset BH12 4AU

£250,000 Freehold

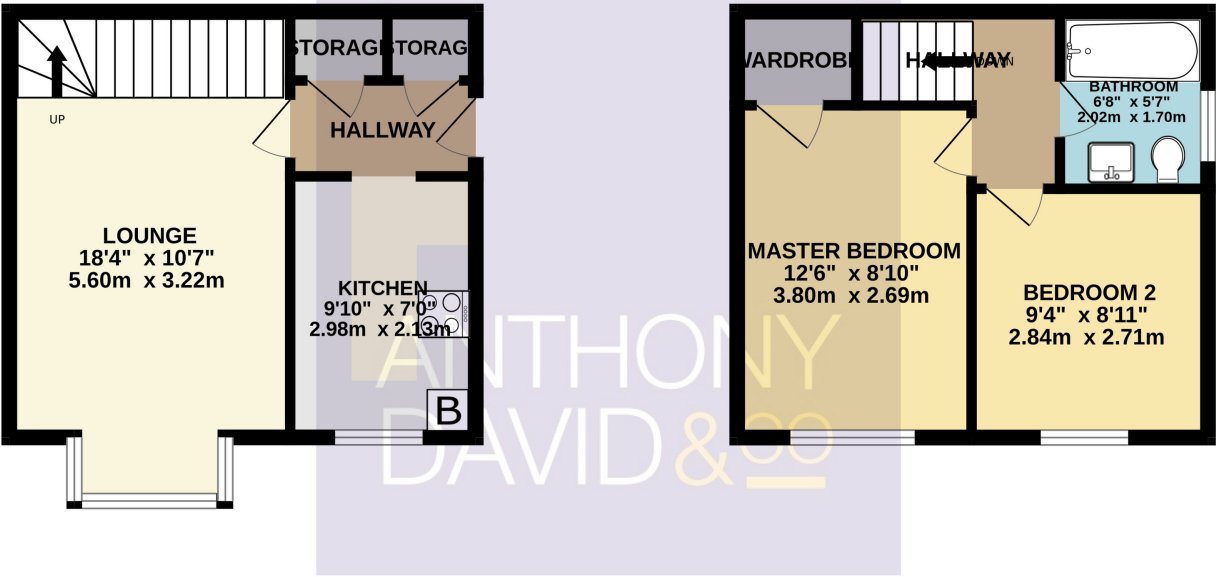
**** NO FORWARD CHAIN **** This neat and tidy cluster house is situated on this residential road in Poole close to local transport routes to both Poole and Bournemouth. Alder Hills with it's shops and amenities is also close by. The property presents an ideal starter home and viewing is highly advised to appreciate the accommodation on offer which comprises: 18' lounge, modern kitchen, two double bedrooms and bathroom. Externally the property boasts a South Westerly aspect front garden being laid to lawn. Further features of this 'little gem' include: built-in wardrobe to bedroom one, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - St Joseph's Catholic Primary, Bishop Aldhelm's C.E.V.A Primary and St Aldhem's Academy.

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

**ANTHONY
DAVID & CO**

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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 18' 4" x 10' 7" (5.59m x 3.23m)
- Kitchen 9' 10" x 7' 0" (3.00m x 2.13m)
- Landing Doors to
- Master Bedroom 12' 6" x 8' 10" (3.81m x 2.69m)
- Bedroom Two 9' 4" x 8' 11" (2.84m x 2.72m)
- Bathroom 6' 8" x 5' 7" (2.03m x 1.70m)
- Garden South Westerly aspect
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	