

181 Rossmore Road, Parkstone, Poole, Dorset BH12 2HG

£375,000 Freehold

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**\*\* NO FORWARD CHAIN \*\*** A sizable four bedroom semi detached house situated on this popular road in the heart of Parkstone a short distance away from local amenities, playground and bus routes. The property presents an ideal family home and internal viewing is highly advised to appreciate the 1200 sq ft of versatile accommodation on offer, which comprises: lounge, stylish kitchen, dining room, utility room, downstairs cloakroom, conservatory, two double bedrooms, two good sized single bedrooms and modern bathroom. Externally the property has an enclosed rear garden with artificial lawn and paved area. To the front the driveway provides off road parking which in turn leads to a garage/workshop. Further features include: NEW BOILER AUGUST 2024, feature fireplace to lounge, some integrated appliances to kitchen, storage cupboards, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing.

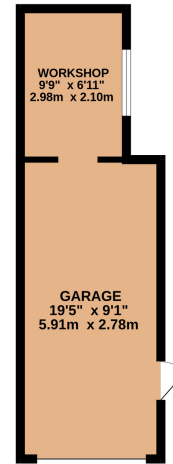
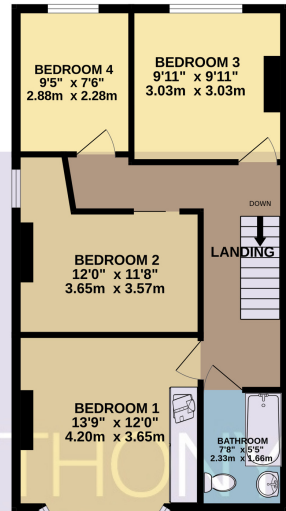
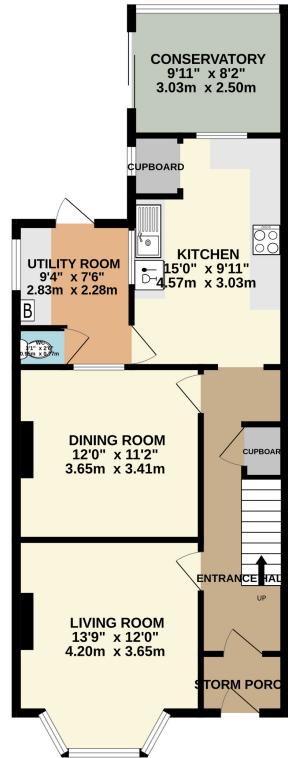
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GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.

GARAGE/WORKSHOP  
244 sq.ft. (22.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1515 sq.ft. (140.8 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.  
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Entrance Hall Doors to

Living Room 13' 9" x 12' 0" (4.19m x 3.66m)

Dining Room 12' 0" x 11' 2" (3.66m x 3.40m)

Kitchen 15' 0" x 9' 11" (4.57m x 3.02m)

Utility Room 9' 4" x 7' 6" (2.84m x 2.29m)

Conservatory 9' 11" x 8' 2" (3.02m x 2.49m)

Landing Doors to

Bedroom One 13' 9" x 12' 0" (4.19m x 3.66m)

Bedroom Two 12' 0" x 11' 8" (3.66m x 3.56m)

Bedroom Three 9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom Four 9' 9" x 7' 6" (2.97m x 2.29m)

Bathroom 7' 8" x 5' 5" (2.34m x 1.65m)

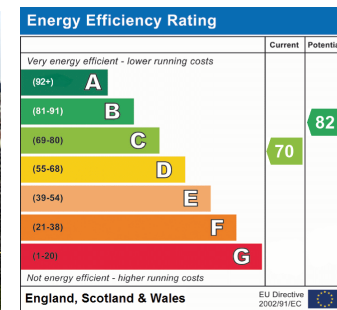
Garage 19' 5" x 9' 1" (5.92m x 2.77m)

Workshop 9' 9" x 6' 11" (2.97m x 2.11m)

Garden Enclosed

Driveway Off road parking

Council Tax Band D



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.