



45 Maureen Close, Parkstone, Poole, Dorset BH12 3HG

£375,000 Freehold

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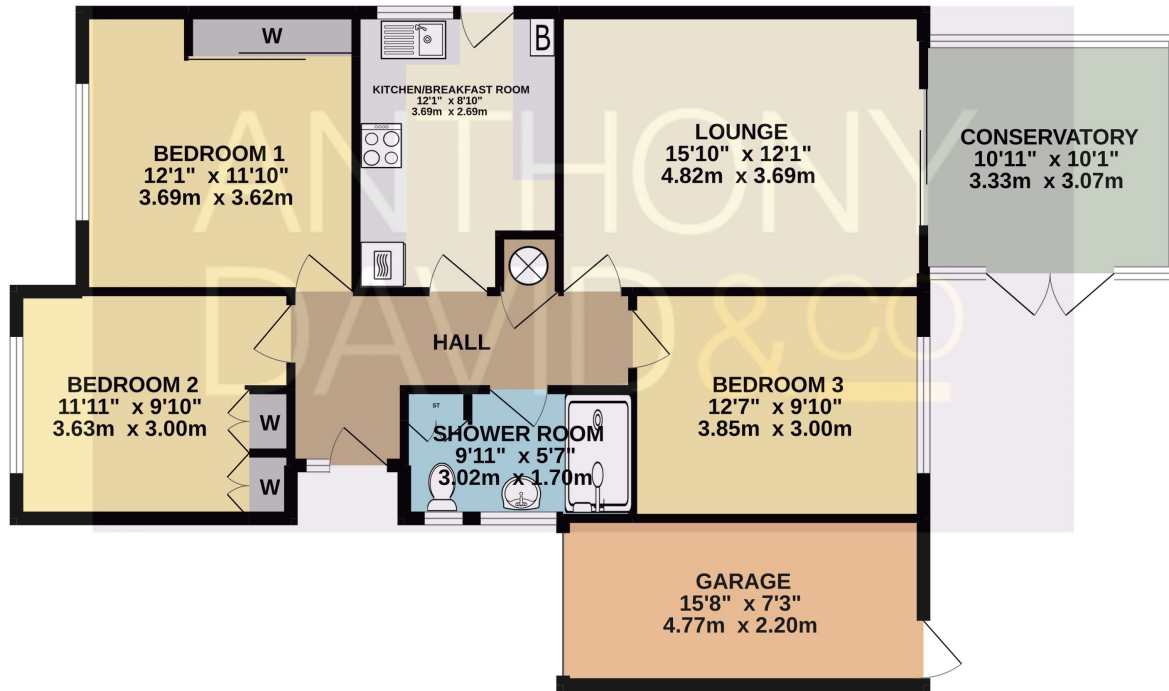
01202 677444

**\*\* NO FORWARD CHAIN \*\*** A three double bedroom detached bungalow conveniently situated in this cul-de-sac location in Parkstone within close proximity of local shops, bus routes and medical centre. This versatile property would benefit from some cosmetic updating and internal viewing is highly advised to appreciate the good sized accommodation on offer, which comprises: lounge, kitchen/breakfast room, conservatory and wet room. Externally the property boasts a Westerly aspect rear garden with sun patio and shingled area with mature shrubs. To the front the driveway provides off road parking for several vehicles which in turn leads to an attached garage. Further features include: fitted wardrobes, some integrated appliances to kitchen, cavity wall insulation, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Juniors, Manorside Academy and Heatherlands Primary.

**ANTHONY  
DAVID & CO**

TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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 15' 10" x 12' 1" (4.83m x 3.68m)

Kitchen/Breakfast Room 12' 1" x 8' 10" (3.68m x 2.69m)

Conservatory 10' 11" x 10' 1" (3.33m x 3.07m)

Bedroom One 12' 1" x 11' 10" (3.68m x 3.61m)

Bedroom Two 11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom Three 12' 7" x 9' 10" (3.84m x 3.00m)

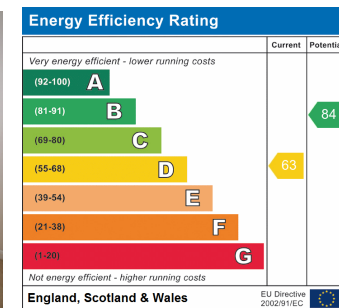
Shower Room 9' 11" x 5' 7" (3.02m x 1.70m)

Garage

Garden 15' 8" x 7' 3" (4.78m x 2.21m) Westerly aspect

Driveway Off road parking for several vehicles.

Council Tax Band D



Property Misdescriptions Act 1991

Property details contained herein do not form part or 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.