

**2 Pembroke Road, Parkstone, Poole,  
Dorset, BH12 2HS**



**HEARNES**

WHERE SERVICE COUNTS



# 2 Pembroke Road, Parkstone, Poole, Dorset, BH12 2HS

## FREEHOLD GUIDE PRICE £275,000 – £285,000

Looking for a renovation project? This is a perfect contender. A 3 double bedroom detached bungalow with rear patio, side garden, garage and driveway with off road parking. Set in a cul de sac, the property needs modernisation and updating throughout. Offered for sale vacant, with no forward chain. The property offers double glazing, gas central heating and huge potential for improvement. Set on a level plot and within easy access to all local amenities.

- 3 double bedroom detached bungalow
- Huge potential for modernisation
- Cul de sac location
- Set on a level plot with rear patio and side gardens
- Detached garage and driveway with parking
- Gas central heating and double glazing
- Vacant and offered with no forward chain
- PLEASE NOTE: there has been a washing machine leak at the property, so the damage will need to be repaired

Pembroke Road is a turning off Rossmore Road in Parkstone. It is conveniently located within a mile to all the shops on Ashley Road, along with Branksome Retail Park and Branksome Station. Sainsbury's Superstore is within half a mile, with local shops including the Co-op on Rossmore Road and the Post Office on Alder Road. Bourne Valley Nature Reserve is a wonderful local facility for dog walking, nature watching and enjoying the open space.

COUNCIL TAX BAND: C

EPC RATE: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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