



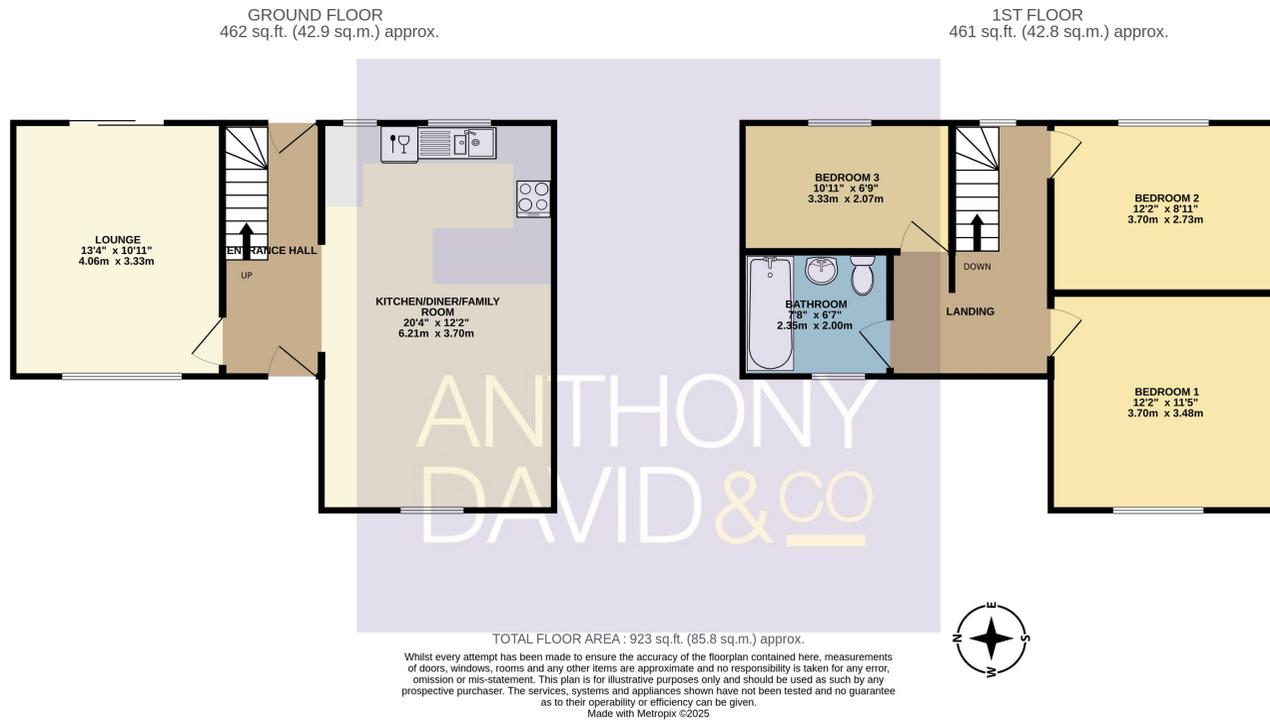
25 Mansfield Road, Lower Parkstone, Poole, Dorset BH14 0DD

Guide Price £450,000 Freehold

**** NO FORWARD CHAIN **** A superb three bedroom semi detached house situated on this residential road in Lower Parkstone a short distance away from Ashley Cross with its trendy bars and bistros. The popular Ashley Road with its array of shopping facilities and amenities is also within close proximity. The property has been stylishly refurbished by the current owners and viewing is imperative to not only appreciate its fantastic location but also the contemporary accommodation on offer, which comprises: 20' family room with luxury kitchen area, lounge, two double bedrooms, a single bedroom and bespoke bathroom. Externally the property boasts an extensive rear garden being laid to artificial lawn with steps up to sun deck ideal for sitting out in the summer months. To the front the driveway provides off road parking for two cars with potential to create a third. Further features of this must see turnkey home include: NEW BOILER, CHOICE OF CARPETS, under floor heating to the downstairs, breakfast bar and some integrated appliances, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters Juniors.

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

**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Kitchen/Diner/Family Room 6.21m x 3.70m (20' 4" x 12' 2")

Lounge 4.06m x 3.33m (13' 4" x 10' 11")

Landing Doors to

Bedroom One 3.70m x 3.48m (12' 2" x 11' 5")

Bedroom Two 3.70m x 2.73m (12' 2" x 8' 11")

Bedroom Three 3.33m x 2.07m (10' 11" x 6' 9")

Bathroom 3.33m x 2.07m (10' 11" x 6' 9")

Garden Extensive

Driveway Off road parking x 2

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of 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.