



61 Wayne Road, Parkstone, Poole, Dorset BH12 3LF

£320,000 Freehold

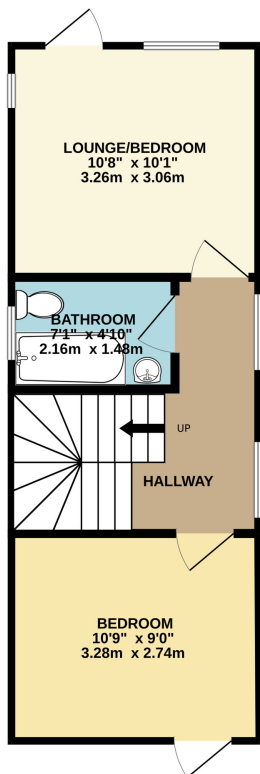
A unique three double bedroom end of terrace house situated in this quiet residential road in Parkstone within close proximity of local shops, bus routes and Seaview View point with its views over the Harbour. The trendy Ashley Cross with its array of bars and bistros is also a short distance away. Set within this former school house the living space is spread over three floors and viewing is essential to not only appreciate its superb location but also the versatile accommodation on offer, which comprises: LOWER GROUND FLOOR; lounge/bedroom, further bedroom and bathroom. GROUND FLOOR; 15' kitchen/breakfast room and separate cloakroom. FIRST FLOOR; lounge/bedroom and further bedroom. Externally there is a covered courtyard style garden, allocated parking space and on street parking. Further features of this characterful home include: feature windows (exclusive to this house out of the five), Juliette balcony, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Infants and Juniors, Ocean Academy and St Edwards RC/CoE Secondary.

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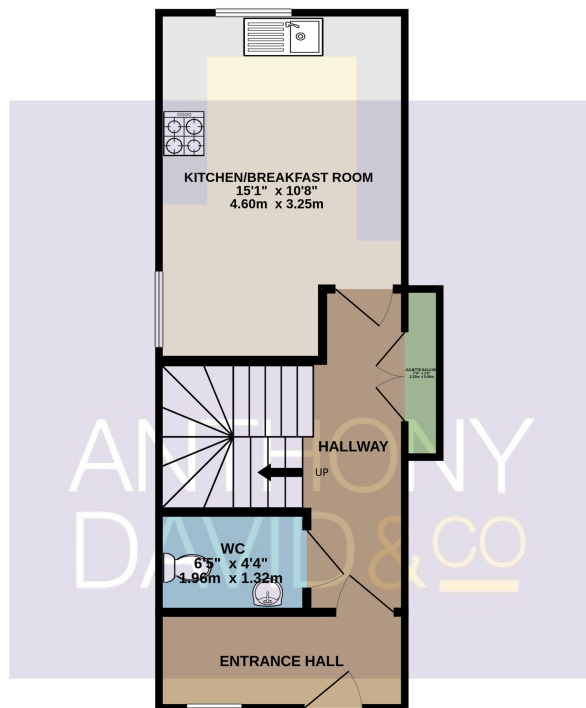
**ANTHONY  
DAVID & CO**



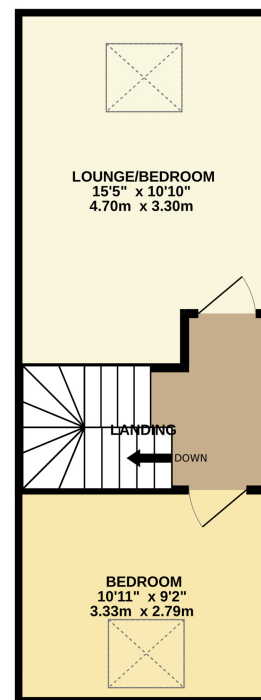
LOWER GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



FIRST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



Ground Floor Entrance Hall Doors to

Kitchen/Breakfast Room 15' 1" x 10' 8" (4.60m x 3.25m)

Separate Cloakroom 6' 5" x 4' 4" (1.96m x 1.32m)

Lower Ground Floor Hallway Doors to

Lounge/Bedroom 10' 8" x 10' 1" (3.25m x 3.07m)

Bedroom 10' 9" x 9' 0" (3.28m x 2.74m)

First Floor Landing Doors to

Lounge/Bedroom 15' 5" x 10' 10" (4.70m x 3.30m)

Bedroom 10' 11" x 9' 2" (3.33m x 2.79m)

Garden Courtyard

Parking Allocated

Council Tax Band C

TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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