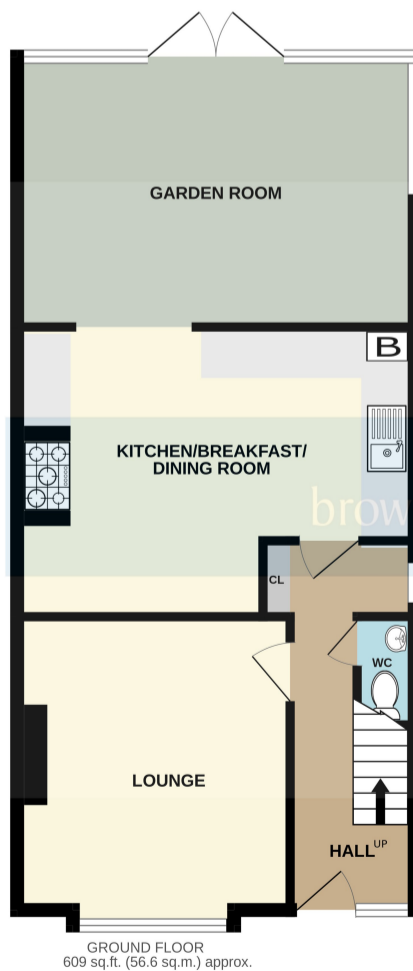
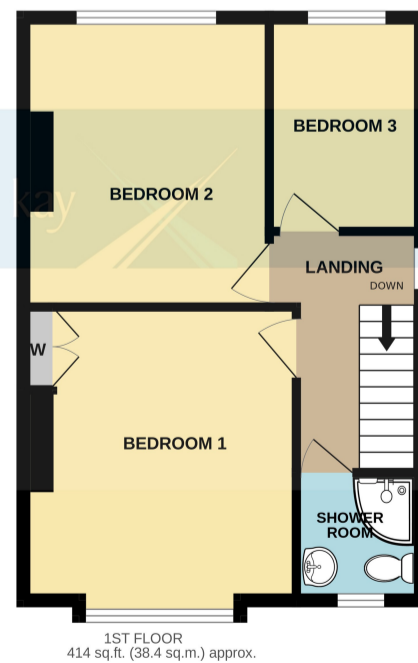




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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.  
Made with Metropix ©2024



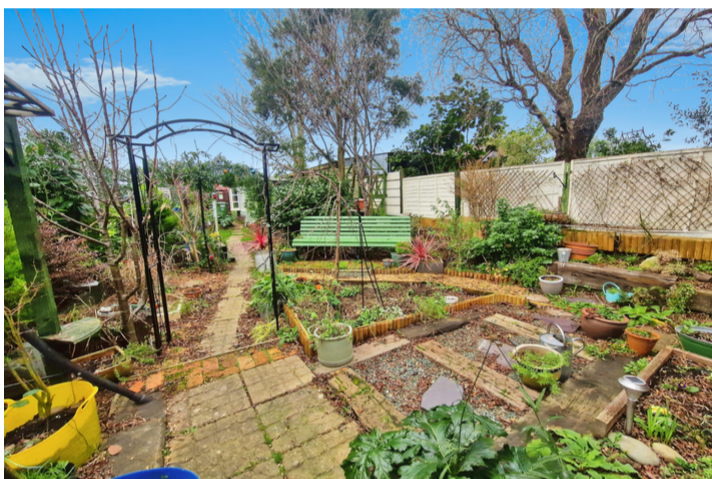
rightmove  
find your happy

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## 55 Cranbrook Road, PARKSTONE, Dorset BH12 3BW

£350,000

### The Property

Brown and Kay are pleased to market this three bedroom semi detached property situated in the popular residential area of Parkstone. The home offers spacious accommodation to include a ground floor cloakroom, living room, good size kitchen with access to sun room, three bedrooms and shower room. Furthermore, there is a more than generous garden to the rear which has been arranged with ease of maintenance in mind and off road parking to the front.

The property is ideally positioned off of the Ashley Road where you will find a whole host of shopping amenities together with bus services which operate to surrounding areas including the larger town of Poole, the area is also well served with schools for children of differing ages. With leisure in mind, the historic Poole Quay with its pretty waterfront and many eateries is accessible as are award winning beaches with miles upon miles of golden sand and promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

### ENTRANCE HALL

With stairs to the first floor landing.

### CLOAKROOM

W.C. and basin.

### LIVING ROOM

13' 2" x 11' 6" (4.01m x 3.51m) Double glazed window to the front, feature fireplace with gas point for fire.

### KITCHEN

17' 3" x 12' 3" (5.26m x 3.73m) Mix of base and eye level units with complementary work surfaces and feature island, integrated dishwasher, range cooker, space for fridge, freezer and washing machine.

### SUN ROOM

16' 6" x 12' 2" (5.03m x 3.71m) Double glazed windows and patio doors to the rear garden.

### FIRST FLOOR LANDING

Doors to the following rooms.

### BEDROOM ONE

13' 2" x 11' 6" (4.01m x 3.51m) Double glazed window to the front, fitted wardrobes.

### BEDROOM TWO

12' 3" x 10' 5" (3.73m x 3.17m) Double glazed window to the rear.

### BEDROOM THREE

9' 1" x 6' 5" (2.77m x 1.96m) Double glazed window to the rear, fitted bookshelf.

### SHOWER ROOM

Corner shower cubicle, w.c. and wash hand basin. Heated towel rail and frosted window to the front.

### LOFT ROOM

Currently used as a hobby space.

### FRONT OF PROPERTY

Off road parking for two vehicles.

### REAR GARDEN

Mainly laid to patio with ease of maintenance in mind, summer house with electric, and further workshop with power and lighting.

### COUNCIL TAX - BAND C