

**36 Alcester Road, Parkstone, Poole,
Dorset, BH12 2JW**



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36 Alcester Road, Parkstone, Poole, Dorset, BH12 2JW

FREEHOLD GUIDE PRICE £400,000 - £410,000

Set at the end of this cul de sac is this attractive 1930's 3 bedroom, detached home. The property has been updated and offers a double reception room, with sitting area and dining area, modern kitchen, downstairs cloakroom, stunning new shower room and loft room. The home has modern décor throughout, blending the original character with updating over the past few years and offers gas central heating and double glazing. Outside is a low maintenance level south facing garden with 2 deck areas, summer house and fully enclosed by new timber fencing. There is off road parking outside for 2 cars to the front.

- Attractive 1930's detached home, set at the end of a cul de sac
- Updated over the years to include an updated kitchen/bathroom, redecorated with modern internal décor, replaced internal doors and wood effect flooring on the ground floor
- 3 first floor bedrooms, the main bedroom with a bay window
- Pull down wooden loft ladder leading to a loft room
- Double reception room (which could be turned back into 2 separate rooms) with doors to the garden
- Modern fitted kitchen in a range of white high gloss units and fitted with 4 ring gas hob, oven and extractor, and space for washing machine, tumble dryer, fridge/freezer and dishwasher (can be negotiated in within the sale price)
- Understairs cloakroom
- Stunning recently fitted shower room with double walk in shower, wash basin, wc and feature exposed brick wall
- Gas central heating and double glazing
- Blinds, curtains and lights included in the sale
- South facing, private, low maintenance, level rear garden having 2 deck areas, new summer house and all enclosed by new fencing in 2023.
- Off road parking for 2 cars
- Owner suited and found a forward purchase

Set in Parkstone, Alcester Road is a popular road, with number 36 being set at the end of the cul de sac. Very convenient for Branksome Recreation Ground, Heatherlands School and the shops at both Ashley Road in Parkstone and Branksome Retail Park. Poole and Bournemouth Town Centres are just over 2 miles away, with excellent rail and national bus links, close by. Branksome Recreation Ground is within a few hundred yards.

COUNCIL TAX BAND: C

EPC RATE: D

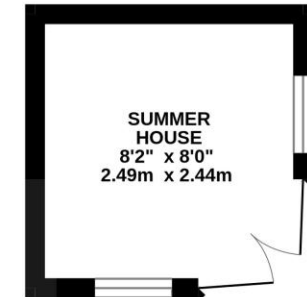
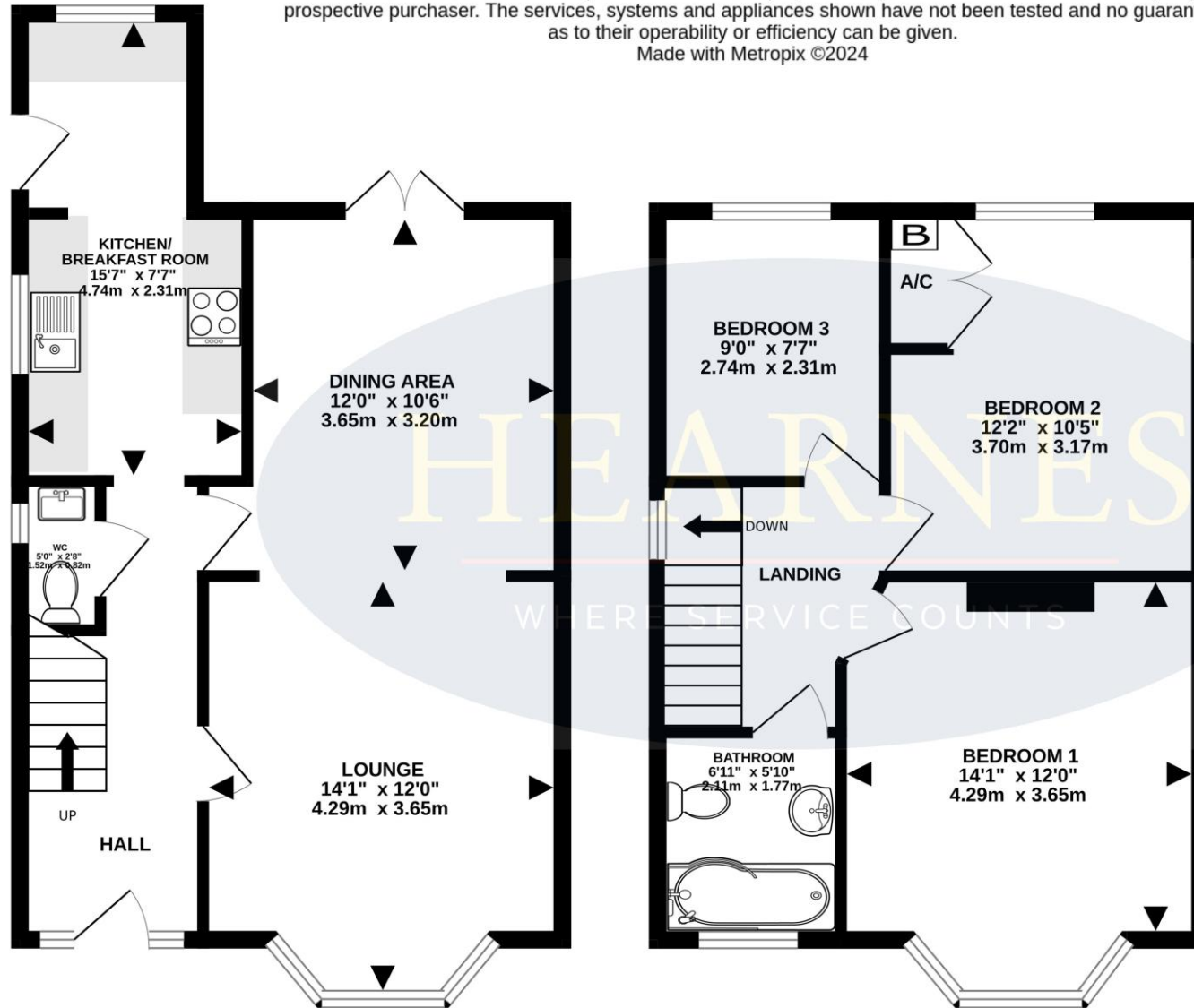




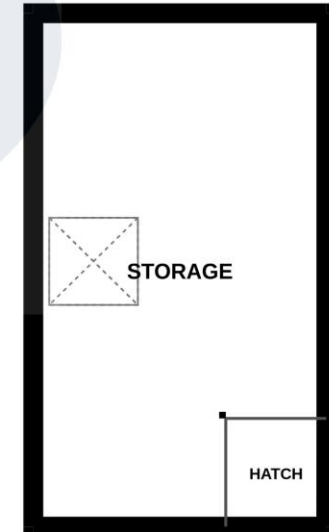
TOTAL FLOOR AREA : 1128 sq.ft. (104.7 sq.m.) approx.

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.

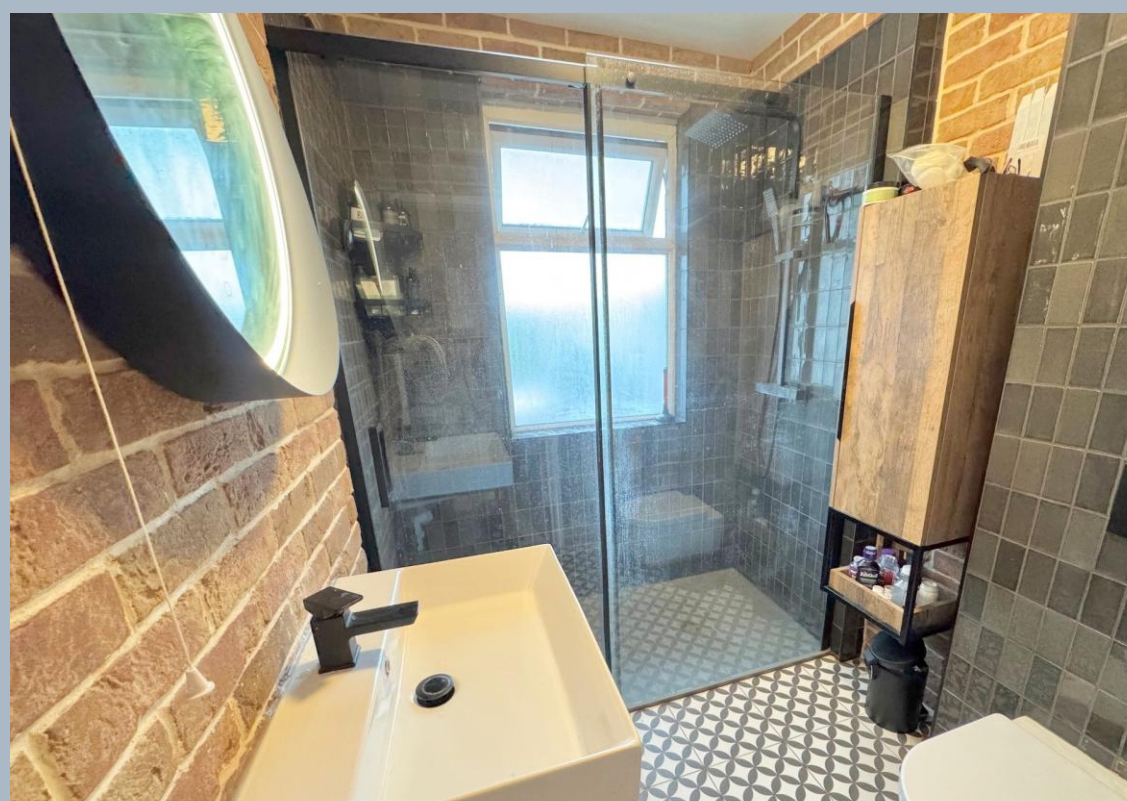
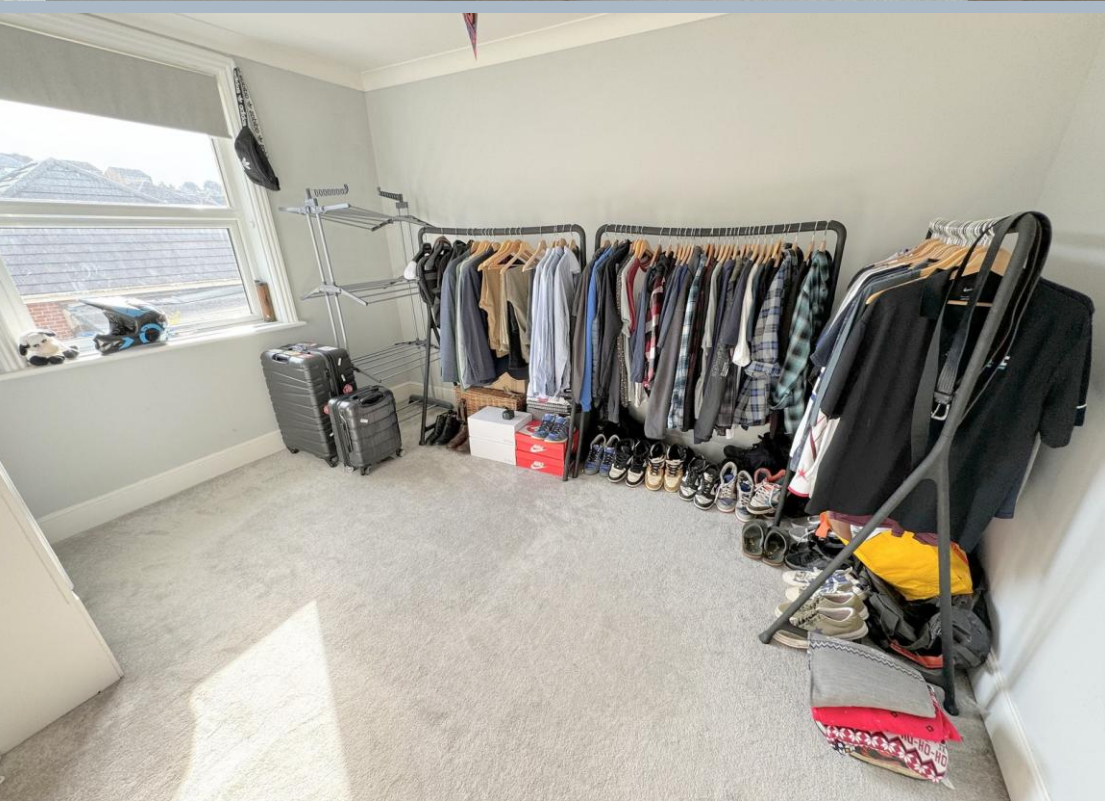
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LOCATED IN REAR GARDEN
60 sq.ft. (5.6 sq.m.) approx.



LOFT AREA
134 sq.ft. (12.4 sq.m.) approx.





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