



18 Weymouth Road, Lower Parkstone, Poole, Dorset BH14 0DS

Guide Price £325,000 Freehold

**** NO FORWARD CHAIN **** This superb three bedroom mid terrace house is ideally situated on this popular residential road in Lower Parkstone yards from Ashley Road with its array of shops, amenities and central bus routes to Poole and Bournemouth. Ashley Cross with it's trendy bars and bistros and both Parkstone and Branksome train stations are also close to hand. The sandy bathing beaches at Canford Cliffs and Alum Chine are just over two miles away. The property presents an ideal family home/investment purchase and internal viewing is highly advised to not only appreciate its fantastic location but also the good sized accommodation on offer, which comprises: lounge, dining room, fitted kitchen, utility room/WC and four piece bathroom suite. Externally the property boasts a low maintenance Westerly aspect garden with sun patio and artificial lawned areas. To the front the driveway provides off road parking. Further features of this 'gem' of a property include; storm porch, understairs storage cupboard, garden shed, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden Powell and St Peters CoE Juniors. NB: Estimated rental value £1500 PCM.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



- Entrance Hall 12' 0" x 2' 11" (3.66m x 0.89m)
- Lounge 13' 6" x 11' 6" (4.11m x 3.51m) into bay
- Dining Room 11' 11" x 11' 7" (3.63m x 3.53m)
- Fitted Kitchen 8' 9" x 8' 6" (2.67m x 2.59m)
- Utility Room/WC 8' 8" x 4' 11" (2.64m x 1.50m)
- Landing 12' 0" x 5' 3" (3.66m x 1.60m)
- Bedroom One 13' 7" x 9' 1" (4.14m x 2.77m) into bay
- Bedroom Two 11' 11" x 9' 1" (3.63m x 2.77m)
- Bedroom Three 8' 8" x 8' 6" (2.64m x 2.59m)
- Bathroom 8' 5" x 5' 2" (2.57m x 1.57m)
- Garden Westerly aspect
- Driveway Off road parking
- Council Tax Band B

TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part 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.