



18 Maureen Close, Parkstone, Poole, Dorset BH12 3HG

Guide Price £300,000 Freehold

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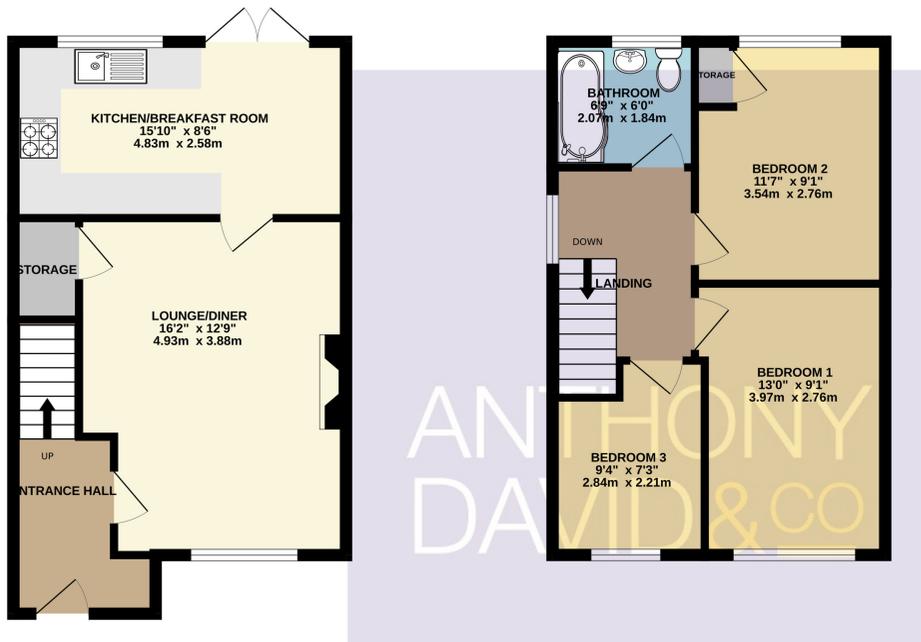
**** NO FORWARD CHAIN **** A superb three double bedroom semi detached house situated at the head of this cul-de-sac location in Parkstone within close proximity of local shops, bus routes and medical centre. The property presents an ideal starter home and viewing is essential to not only appreciate its location but also the accommodation on offer, which comprises: lounge/diner, stylish kitchen/breakfast room, two good sized double bedrooms and one smaller double bedroom and family bathroom. Externally the property boasts a South Westerly aspect garden with sun patio ideal for al fresco dining in the summer months and lawned area. To the front the driveway provides off road parking for two cars which in turn leads through gated access to a garage. Further features include: feature fireplace to lounge, understairs storage, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, Manorside Academy and Heatherlands Primary.

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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

GARAGE
143 sq.ft. (13.3 sq.m.) approx.



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TOTAL FLOOR AREA: 939 sq.ft. (87.2 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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Entrance Hall Doors to

Lounge/Diner 16' 2" x 12' 9" (4.93m x 3.89m)

Kitchen/Breakfast Room 15' 10" x 8' 6" (4.83m x 2.59m)

Landing Doors to

Bedroom One 13' 0" x 9' 1" (3.96m x 2.77m)

Bedroom Two 11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom Three 9' 4" x 7' 3" (2.84m x 2.21m)

Bathroom 6' 9" x 6' 0" (2.06m x 1.83m)

Garden South Westerly aspect

Garage Detached

Driveway Off road parking x 2

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		71
(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.