



47 Lincoln Road, Parkstone, POOLE, Dorset BH12 2HT

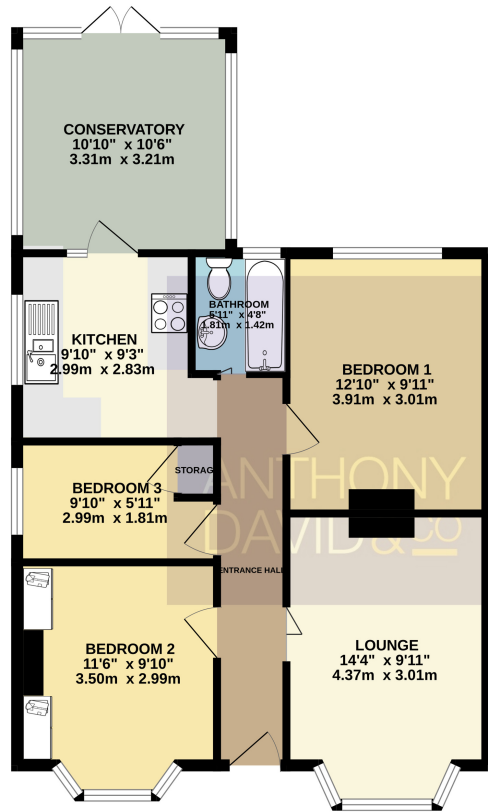
£317,500 Freehold

This good sized three bedroom detached bungalow is conveniently situated on this popular residential road in Parkstone within close proximity of local amenities, Branksome Recreation ground and Rossmore leisure centre. Ashley Road with its array of shopping facilities and transport links to Poole and Bournemouth is also a short drive away. The property is well presented throughout and internal viewing is highly advised to appreciate the accommodation on offer, which comprises: lounge, conservatory, fitted kitchen and bathroom. Externally the property has a good sized tiered rear garden with sun patio and lawned area. To the front the driveway provides off road parking. Further features of this delightful home include: fitted wardrobes to bedroom two, UPVC double glazing and gas central heating. Nearby Schools - Bishop Aldhelm's C.E. V.A. Primary School, Heatherlands Primary School and Poole High School.

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ANTHONY
DAVID & CO

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



Entrance Hall Doors to:

Lounge 14' 6" x 9' 10" (4.42m x 3.00m) max

Kitchen 9' 2" x 8' 6" (2.79m x 2.59m)

Bedroom 1 12' 10" x 9' 11" (3.91m x 3.02m)

Bedroom 2 12' 4" x 9' 3" (3.76m x 2.82m) max

Bedroom 3 9' 10" x 5' 11" (3.00m x 1.80m)

Bathroom 5' 10" x 4' 6" (1.78m x 1.37m)

Conservatory 10' 10" x 10' 6" (3.30m x 3.20m)

Garden Enclosed

Council Tax Band C

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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