



23 Highview Gardens, Parkstone, Poole, Dorset BH12 3HH

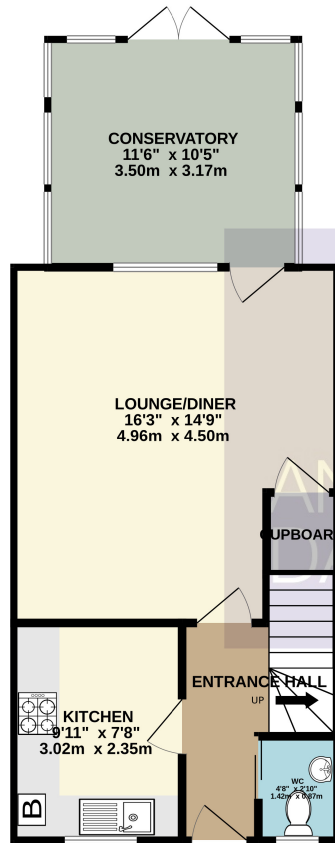
£325,000 Freehold

A superb three bedroom semi detached house ideally situated in this quiet cul-de-sac in the heart of Parkstone close to local shops, amenities and central bus routes. Tower Park Leisure centre with its array of eateries, gym, cinema, splash park and Tesco superstore is also a short drive away. This ideal starter home offers well proportioned living space throughout and viewing is advised to appreciate not only it's tucked away location but also the accommodation on offer, which comprises: 16' lounge/diner, fitted kitchen, conservatory, downstairs cloakroom, two double bedrooms, one single bedroom and family bathroom. Externally the property boasts a nice sized sloped garden with lawned area and a sun patio. To the front there is parking. Further features of this delightful home include: understairs cupboard, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary, Livingstone Road Juniors, Manorside Academy, St Edwards RC/CoE Secondary and Poole High.

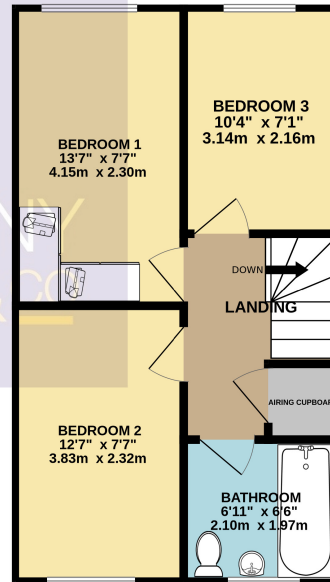
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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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.  
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Entrance Hall Doors to

Lounge/Diner 4.96m x 4.50m (16' 3" x 14' 9")

Kitchen 3.02m x 2.30m (9' 11" x 7' 7")

Downstairs Cloakroom 1.42m x 0.87m (4' 8" x 2' 10")

Landing Doors to

Bedroom One 4.15m x 2.30m (13' 7" x 7' 7")

Bedroom Two 3.83m x 2.32m (12' 7" x 7' 7")

Bedroom Three 3.15m x 2.16m (10' 4" x 7' 1")

Bathroom 2.10m x 1.97m (6' 11" x 6' 6")

Garden Sloped

Parking Allocated

Council Tax Band C



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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		73	85
		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.