



18 Pearson Avenue, Lower Parkstone, Poole, Dorset BH14 0DT

£324,950 Freehold

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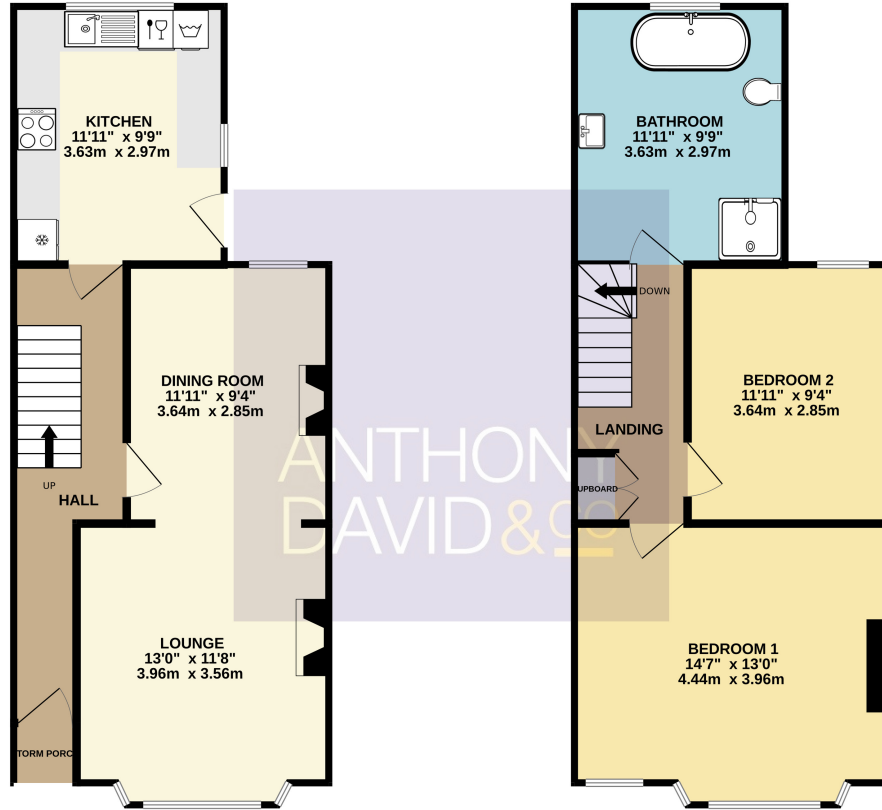
01202 677444

**** QUITE SIMPLY STUNNING **** This beautifully presented two double mid terrace house is ideally situated tucked away on this quiet cul-de-sac in Parkstone road close to local shops and central bus routes to Poole and Bournemouth. Ashley Cross with it's array of trendy bars, bistros and shops is also a short distance away. The property presents an ideal starter home and internal viewing of this 'absolute gem' is imperative to not only appreciate its superb location but also the turnkey accommodation on offer, which comprises: lounge, dining room, contemporary (new 2021) kitchen and bespoke bathroom. Externally the property boasts a Westerly aspect garden with raised sun deck, shingled areas and rear access gate. Further features include: woodburner to lounge, integrated appliances to kitchen to include touch control hob, roll top bath, external power point and water tap, unrestricted on street parking, new boiler 2021, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden Powell and St Peters CoE Juniors. NO FORWARD CHAIN

**ANTHONY
DAVID & CO**

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 10" x 11' 8" (3.91m x 3.56m)

Dining Room 12' 0" x 9' 4" (3.66m x 2.84m)

Kitchen 11' 11" x 9' 9" (3.63m x 2.97m)

Landing 13' 8" x 5' 5" (4.17m x 1.65m)

Bedroom One 15' 4" x 13' 0" (4.67m x 3.96m) into bay

Bedroom Two 12' 0" x 9' 4" (3.66m x 2.84m)

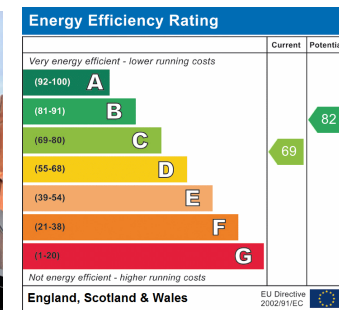
Bathroom 10' 3" x 9' 9" (3.12m x 2.97m)

Garden Westerly aspect

Council Tax Band C

TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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