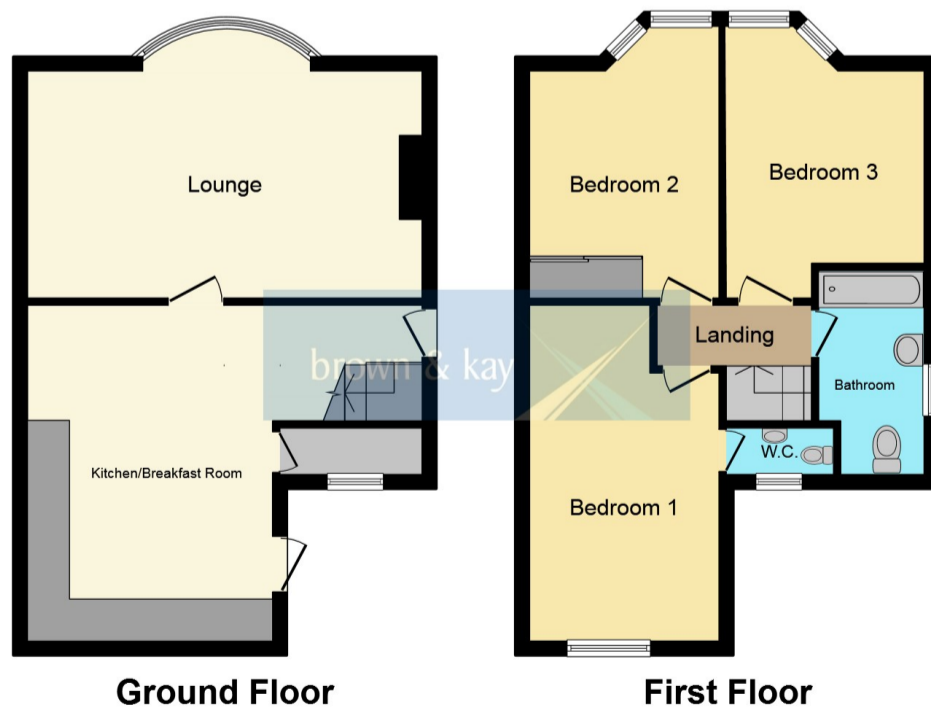




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



29 Sunnyside Road, PARKSTONE, Dorset BH12 2LB

£325,000

The Property

Offered for sale with no forward chain is this spacious three bedroom detached house located in the popular residential area of Parkstone. The home, whilst in need of some updating, offers excellent scope and in brief benefits from a bright and airy 18' lounge, generous kitchen/dining room, en-suite cloakroom to bedroom one, and family bathroom. Outside, there is off road parking to the front with a good size low maintenance garden to the rear.

The property is situated in this popular spot ideal for families with local schools close by. Ashley Road which offers a whole host of shopping amenities and bus services is close by. The larger town centre of Poole together with its train and bus station is nearby as are the golden sandy beaches located at Sandbanks.

ENTRANCE HALL

Radiator.

LOUNGE

18' 4" x 13' 2" (5.59m x 4.01m) into bay. Two double glazed front aspect bay windows, radiator, brick fireplace with matching hearth and mantle.

KITCHEN/DINING ROOM

15' 5" x 8' 9" (4.70m x 2.67m) Double glazed window to the rear aspect, fitted with a range of units, work surfaces, space for cooker, space for fridge/freezer, cupboard housing boiler, door to walk-in cupboard with plumbing for washing machine, door to the garden.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE

15' 2" to shelving x 8' 9" (4.62m x 2.67m) Double glazed window to the rear, shelved area with hanging rails, radiator, door to en-suite cloakroom.

EN-SUITE CLOAKROOM

Window to the side aspect, low level w.c. and wash hand basin.

BEDROOM TWO

12' 8" into bay x 9' 0" (3.86m x 2.74m) Double glazed window to the front, wardrobe, radiator.

BEDROOM THREE

13' 9" into bay x 9' 0" (4.19m x 2.74m) Double glazed window to the front, radiator.

BATHROOM

Double glazed window to the side, suite comprising panelled bath with wall mounted shower, pedestal wash hand basin and low level w.c.

FRONT OF PROPERTY

Off road parking to the front of the property.

REAR GARDEN

A good size garden arranged with ease of maintenance in mind, shingled/stone area leads to paved patio with step up to further paved area.

COUNCIL TAX - BAND C