



6 Chloe Gardens, Parkstone, POOLE, Dorset BH12 3GE

£324,950 Freehold

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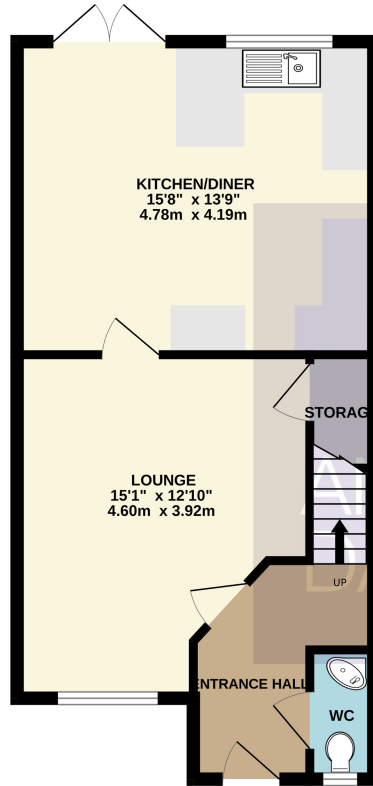
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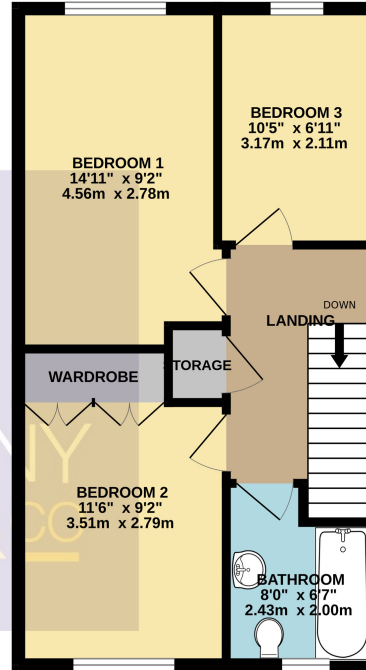
A beautifully presented three bedroom semi detached house conveniently situated in quiet cul-de-sac location in Parkstone close to local shops and amenities. Tower Park Leisure Complex with its array of eateries, supermarket, cinema, splash park and gym is also a short distance away. The property presents an ideal family home and internal viewing is highly advised to not only appreciate its tucked away location but also the modern accommodation on offer, which comprises: lounge, stylish kitchen/diner, downstairs cloakroom, two double bedrooms, good sized third bedroom and bathroom. Externally the property boasts a well maintained enclosed rear garden with lawned area and sun patio. To the front there is an allocated parking space. Further features of this must see home include: fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Near by schools - Heatherlands Primary, St Joseph's RC Primary and Livingstone Road Juniors,

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GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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 17' 8" x 15' 1" (5.38m x 4.60m) max
- Kitchen/Diner 15' 8" x 13' 9" (4.78m x 4.19m)
- Downstairs Cloakroom 5' 8" x 2' 10" (1.73m x 0.86m)
- Landing 10' 1" x 6' 7" (3.07m x 2.01m)
- Bedroom One 13' 11" x 8' 9" (4.24m x 2.67m)
- Bedroom Two 15' 1" x 8' 9" (4.60m x 2.67m)
- Bedroom Three 10' 5" x 6' 7" (3.17m x 2.01m)
- Bathroom 10' 5" x 6' 7" (3.17m x 2.01m)
- Garden Enclosed
- Parking Allocated
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.