



2 Central Avenue, Parkstone, POOLE, Dorset BH12 2EW

Guide Price £425,000 Freehold

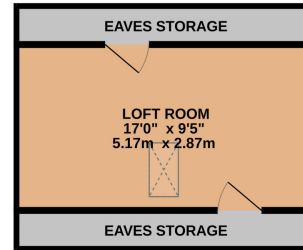
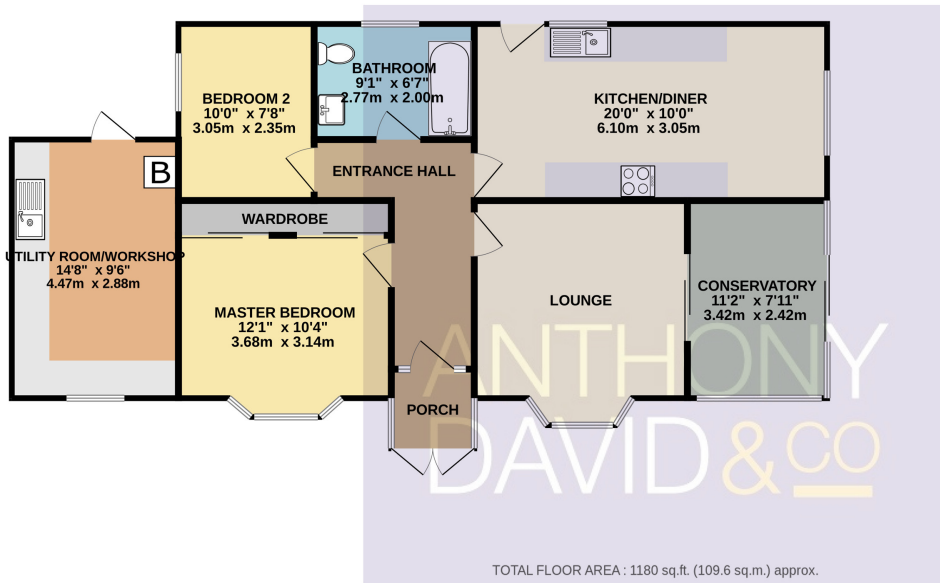
A stunning two double bedroom detached bungalow situated on this corner plot adjacent to Branksome Recreation ground. Branksome train station, Ashley Road with its array of shops and central bus routes are also close to hand. This beautiful home must be viewed to appreciate the accommodation on offer, which comprises: 20' kitchen/diner, lounge, conservatory, utility/workshop, spacious bathroom, loft room. Externally the property boasts a striking landscaped wrap around garden with sun patio offering views over the Recreation ground. The ample brick paved driveway provides off road parking. Further features of this ready to move into home include: stain glass window to front door, fitted wardrobes to bedroom one, eaves storage, gas central heating and UPVC double glazing. 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**



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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Entrance Hall Doors to

Lounge 13' x 12' 1" (3.96m x 3.68m)

Kitchen/Diner 20' x 10' (6.10m x 3.05m)

Conservatory 11' 2" x 7' 11" (3.40m x 2.41m)

Utility/Workshop 14' 8" x 9' 6" (4.47m x 2.90m)

Bedroom One 12' 1" x 10' 4" (3.68m x 3.15m)

Bedroom Two 10' x 7' 8" (3.05m x 2.34m)

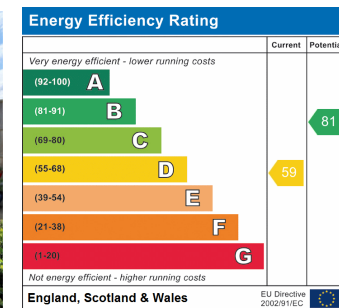
Bathroom 9' 1" x 6' 7" (2.77m x 2.01m)

Loft Room 17' x 9' 5" (5.18m x 2.87m)

Garden Wrap around

Driveway Brick paved

Council Tax Band C



Property Misdescriptions Act 1991
 Property details contained herein do not form part or all 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.