



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



rightmove
find your happy

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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



31 Alder Road PARKSTONE, Dorset BH12 2AA

£325,000

The Property

Brown and Kay are delighted to market this character Victorian, two bedroom property ideally located in this popular residential location. This period home affords a tastefully decorated interior with many features to include an open plan living dining space with bay window and feature shutter, a well appointed kitchen, two bedrooms with bedroom one featuring a bay window and shutter, and a more than generous bathroom with a stylish and contemporary finish. Additionally, there is a low maintenance garden with the advantage of a parking space to the rear, and together with gas central heating and double glazing, this is a must see home.

The property is well positioned in this convenient location to take advantage of all the area has to offer. Nearby bus services operate to surrounding areas and within a short walk is a John Lewis Home Store. For day to day shopping needs, Ashley Road is also close by and there you will find a range of amenities and for more comprehensive facilities Poole town centre is accessible together with the main bus and rail stations. For beach lovers, the renowned golden shores of Sandbanks is also within a comfortable drive as is Poole Quay with its pretty water front.

ENTRANCE HALL

Radiator, opening through to the lounge.

LOUNGE

11' 2" x 10' 1" (3.40m x 3.07m) Double glazed bay window with feature shutters to the front aspect, radiator, inset wood burner with hearth and mantel, attractive flooring.

DINING AREA

11' 2" x 9' 5" (3.40m x 2.87m) Continuation of flooring, double glazed window to the rear aspect, understairs storage cupboard, radiator.

KITCHEN

12' 8" x 7' 9" (3.86m x 2.36m) Beautifully fitted kitchen with a range of wall and base units with complimentary work surfaces and feature 'Metro' style tiling in contrasting colour, inset one and a half bowl sink unit, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, door to the rear garden.

FIRST FLOOR LANDING

Cupboard housing boiler.

BEDROOM ONE

12' 11" into bay x 12' 0" max (3.94m x 3.66m) Double glazed front aspect bay window with feature shutters, two double opening wardrobes, radiator.

BEDROOM TWO

11' 3" x 8' 0" (3.43m x 2.44m) Double glazed window to the rear, radiator.

CONTEMPORARY BATH/SHOWER ROOM

Stylish suite, tiled bath with mixer taps and shower attachment, oversized shower cubicle with mains fed shower, wash hand basin inset in to vanity unit, low level w.c. Tiled walls and flooring, heated towel rail, double glazed window to the rear.

FRONT GARDEN

Low maintenance front with slate decorative chippings.

REAR GARDEN

Arranged with ease of maintenance in mind, feature decking with built-in seating area, gate to the rear.

PARKING

Allocated space to the rear.

COUNCIL TAX - BAND B