



14 Livingstone Road, Parkstone, Poole, Dorset BH12 3AH

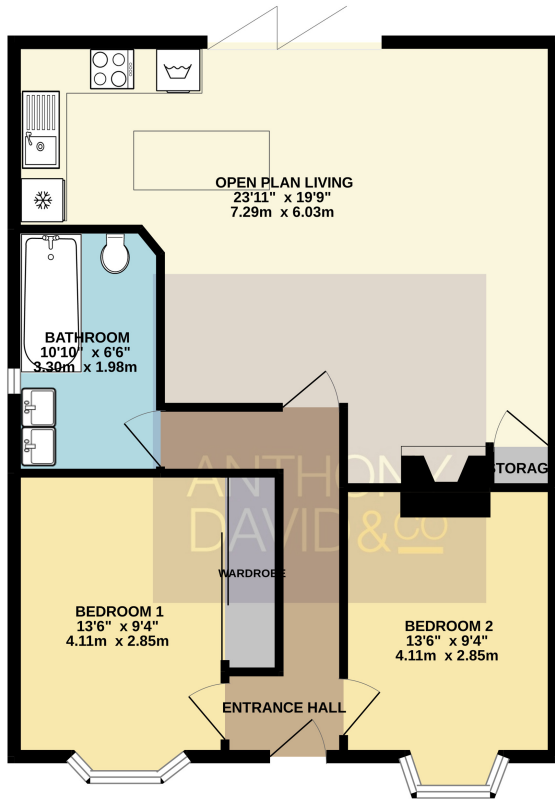
£340,000 Freehold

**** SIMPLY STUNNING **** An immaculate detached bungalow ideally situated in this residential road in Parkstone within close proximity of Ashley Road with its array of shops, amenities and central bus routes. Ashley Cross with its trendy bars and bistros is also a short distance away. This turn key home is presented in pristine condition throughout and internal viewing is imperative to appreciate the accommodation on offer which comprises: 23' open plan living with luxury kitchen area, two double bedrooms and contemporary bathroom. Externally the property boasts a well maintained garden with lawned area and raised sun deck. To the front there are two allocated parking spaces. Further features include: VENDOR SUITED, Wood burner to lounge, integrated appliances to kitchen, built in TV to bathroom, fitted wardrobe to bedroom one, extended and new roof (2017), summer house, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants, Heatherlands Primary, St Edwards RC/CoE Secondary and Poole High School.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



Entrance Hall Doors to

Open Plan Living 23' 11" x 19' 9" (7.29m x 6.02m)

Bedroom One 13' 6" x 9' 4" (4.11m x 2.84m)

Bedroom Two 13' 6" x 9' 4" (4.11m x 2.84m)

Bathroom 10' 10" x 6' 6" (3.30m x 1.98m)

Garden Enclosed

Parking Off road parking x 1

Agents Note Since EPC was carried out cavity wall insulation, loft insulation , loft venting, new damp proof course have been installed.

Council Tax Band B

TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	54
EU Directive 2002/91/EC			

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.