



26 Gloucester Road, Parkstone, POOLE, Dorset BH12 2AP

£424,950 Freehold

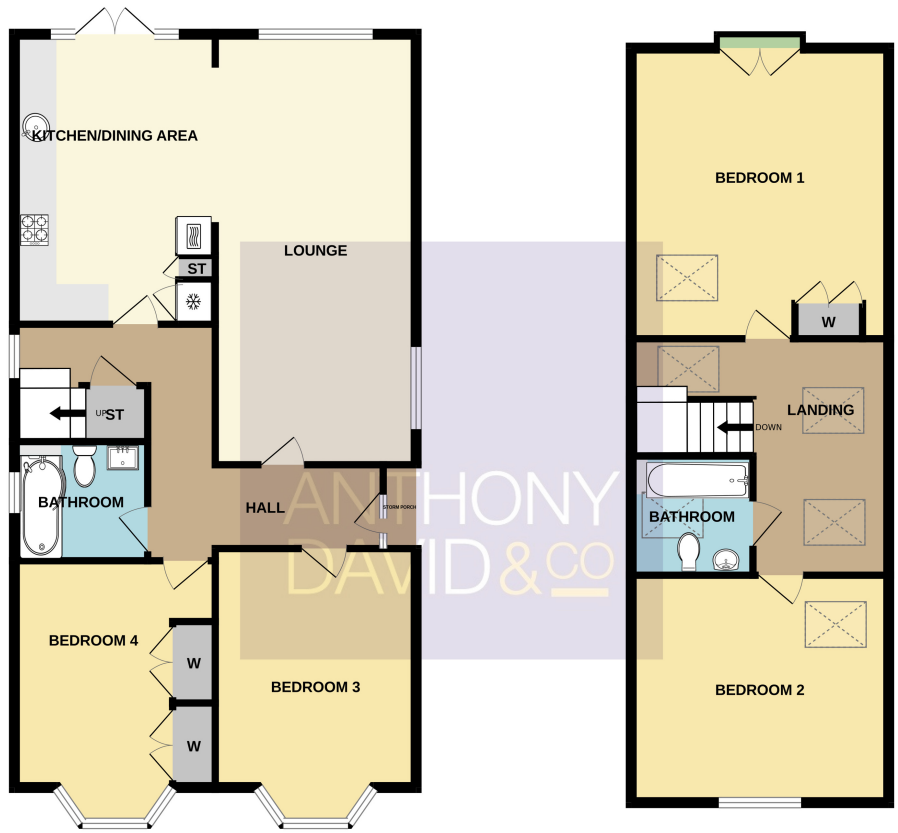
A superb four double bedroom detached chalet situated in a popular residential road in Parkstone, close to Branksome Station, Branksome Recreational Park and Ashley Road, with its array of shopping amenities and central bus routes. This spacious property presents an ideal family home and internal viewing is highly advised to appreciate the spacious and versatile accommodation on offer, which comprises: lounge, stylish kitchen/diner, downstairs bathroom, two downstairs bedrooms and two further bedrooms, and bathroom to the upstairs. Externally, the property boasts a Southerly aspect garden with patio area and raised decking housing an ornamental fish pond. To the front the driveway provides ample off road parking. Further features include: some integrated appliances to kitchen, fitted wardrobes to two of the bedrooms, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary and Bishops St Aldhelms Primary.

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GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



ANTHONY
DAVID & CO

TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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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Porch Covered

Hall Doors to:

Lounge 23' 4" x 11' (7.11m x 3.35m)

Kitchen/Diner 15' 8" x 11' (4.78m x 3.35m)

Bedroom Three 14' 5" x 11' (4.39m x 3.35m) max

Bedroom Four 13' 9" x 11' (4.19m x 3.35m) max

Bathroom 7' 5" x 6' 4" (2.26m x 1.93m)

Landing 13' 4" x 13' 4" (4.06m x 4.06m) max

Bedroom One 15' 10" x 14' (4.83m x 4.27m)

Bedroom Two 14' x 12' 3" (4.27m x 3.73m) 1

Bathroom 6' 6" x 6' 4" (1.98m x 1.93m)

Garage 17' 5" x 9' 7" (5.36m x 2.97m)

Garden Southerly Aspect Enclosed

Driveway Off Road Parking

Council Tax Band D



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.