



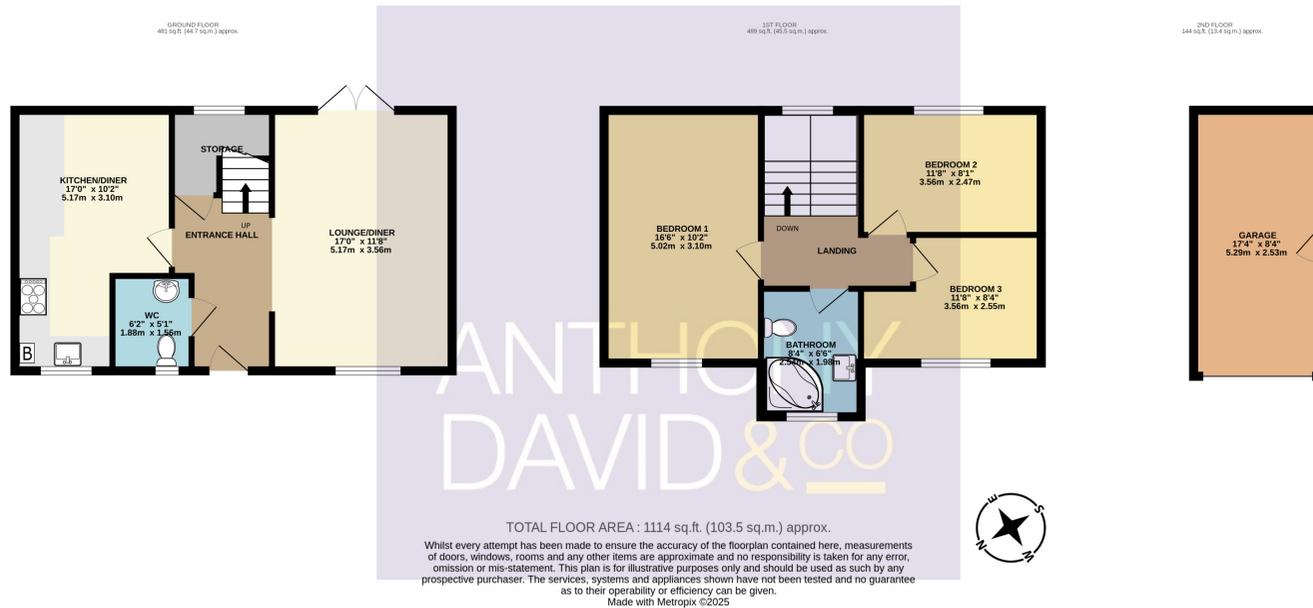
1 Beresford Road, Parkstone, Poole, Dorset BH12 2JP

£365,000 Freehold

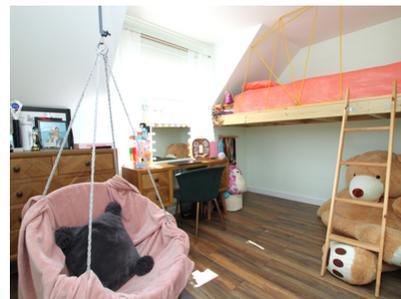
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A superb three bedroom semi detached house situated in this residential road between Branksome and Parkstone. The popular Ashley Road with its array of shopping facilities, bus routes and amenities is just a short distance away. This beautifully presented home has been thoughtfully modernised and viewing is a must to not only appreciate the stylish decor throughout but also the accommodation on offer, which comprises: 17' lounge/diner with direct garden access, contemporary kitchen/diner, stylish downstairs cloakroom and family bathroom. Externally the property boasts a stunning tiered landscaped gardens with lower seating area with steps up to the lawn. To the front there is a Westerly aspect sun terrace, off road parking and a detached garage. Further features of this must see property include: feature flooring to hall and kitchen, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary and Livingstone Infants and Juniors.

ANTHONY  
DAVID & CO



- Entrance Hall Doors to
- Lounge/Diner 17' 0" x 11' 8" (5.18m x 3.56m)
- Kitchen/Diner 17' 0" x 10' 2" (5.18m x 3.10m)
- Downstairs Cloakroom 6' 2" x 5' 1" (1.88m x 1.55m)
- Landing Doors to
- Bedroom One 16' 6" x 10' 2" (5.03m x 3.10m)
- Bedroom Two 11' 8" x 8' 1" (3.56m x 2.46m)
- Bedroom Three 11' 8" x 8' 4" (3.56m x 2.54m)
- Bathroom 8' 4" x 6' 6" (2.54m x 1.98m)
- Garage 17' 4" x 8' 4" (5.28m x 2.54m)
- Garden Landscaped
- Driveway Off road parking
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		70	83
EU Directive 2002/91/EC			

Property details contained herein do not form part of any 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.