



HEARNES

WHERE SERVICE COUNTS

**Katie Close, Lower Parkstone
Poole, BH14 0BH**

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Freehold Price £400,000

We are delighted to be marketing this beautifully presented 3-bedroom semi-detached home. The ground floor accommodation comprises of a deceptively large open plan lounge/kitchen/dining area with sliding doors to the low maintenance garden and also a downstairs W/C. Upstairs offers 3 great sized bedrooms, 2 bathrooms to include an ensuite to the master. Other features include stunning tall ceilings, 2 storage cupboards in the hallway and is set down a peaceful private cul-de-sac. This home has a car port for 2 cars in tandem and a visitor space in the road. The current owner has presented the home with so much love and care and must be viewed to be appreciated.

- Stunningly presented 3 bedroom semi detached home
- Incredibly angelic open plan lounge/kitchen/dining room with sliding doors leading to the private rear garden
- Fully fitted modern kitchen to include oven/gas hob, integrated washing machine, dishwasher and fridge freezer
- Quiet and residential private road
- Attractive low maintenance rear garden
- Car port for 2 cars in tandem, with visitor space in the road
- Ensuite to master bedroom, family bathroom and downstairs W/C
- Double glazing and gas central heating throughout
- Large storage cupboards under the stairs and in the landing

Ashley Cross is 0.8 miles away offering a variety of shops, cafes and restaurants. An excellent range of shops and amenities are available in Ashley Road which is just under 0.3 miles away and Poole Town Centre is 2.7 miles away. The popular Alexandra Park is just under 0.5 miles away.

COUNCIL TAX BAND: C

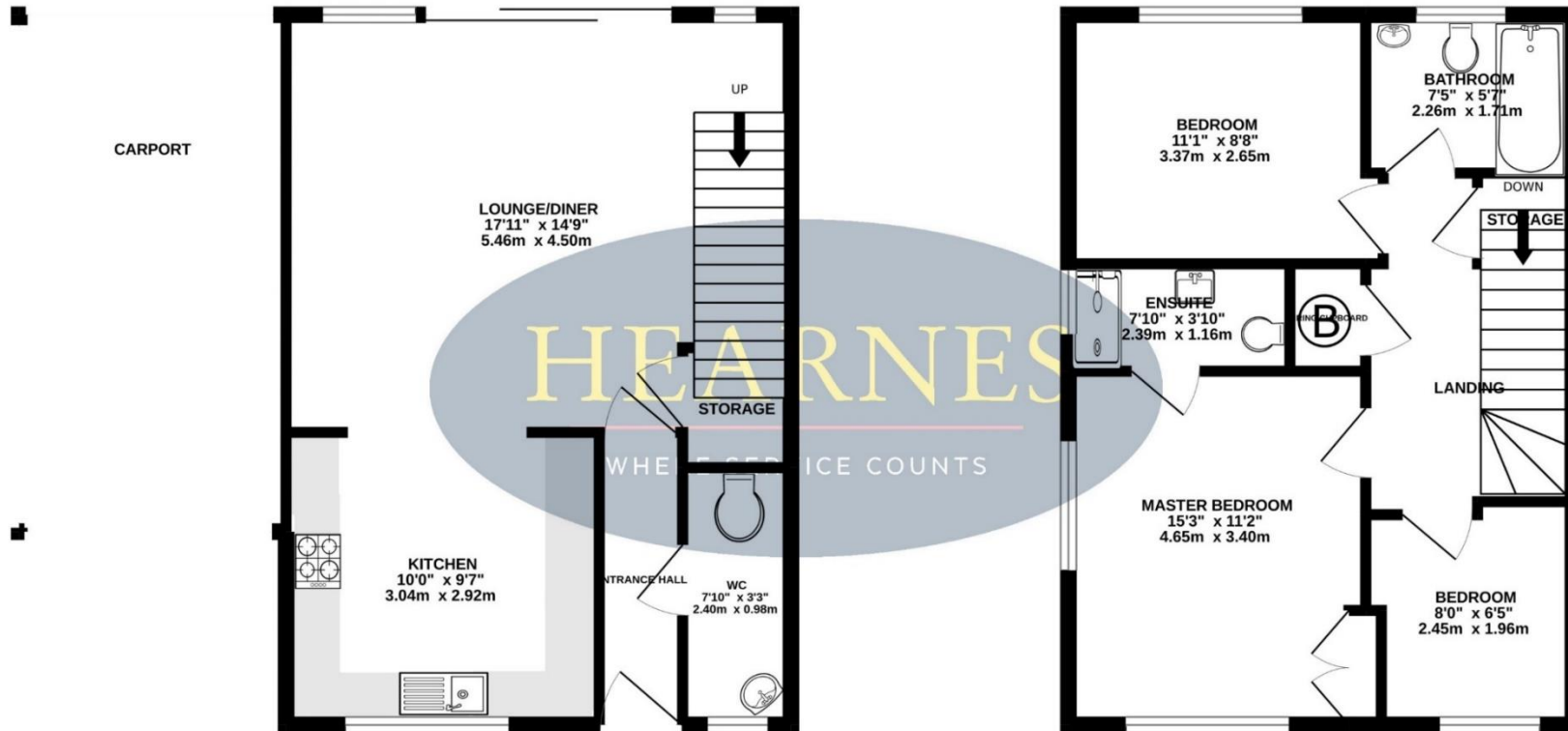
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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