



10 Cynthia Road, Parkstone, Poole, Dorset BH12 3JF

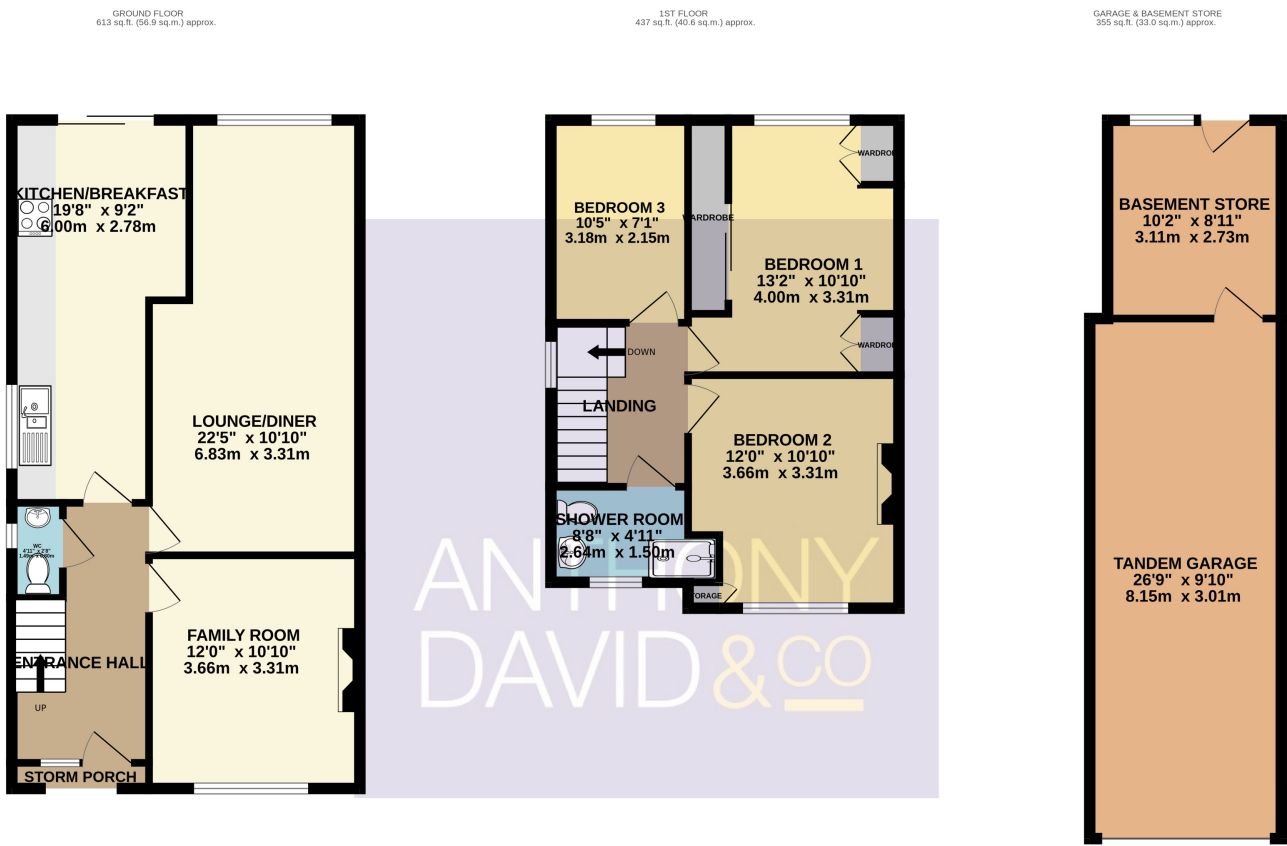
£395,000 Freehold

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An impressive three double bedroom detached house ideally situated on this residential road in Parkstone a short distance from amenities, shops and central bus routes to Poole and Bournemouth. The property has been stylishly modernised by the current owners and viewing is imperative to appreciate the well thought out 1400 sq ft (including garage) of accommodation on offer, which comprises: family room, 22' lounge/diner, kitchen/breakfast room, downstairs cloakroom and modern shower room. Externally the property boasts a South Westerly aspect garden with lawned areas and raised sun deck. To the front the driveway provides off road parking which in turn leads to a 26' tandem garage and basement storage. Further features of this 'must see' family home include: wall mounted radiators (downstairs), feature fire place to family room, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary, Livingstone Road Juniors, Manorside Academy, St Edwards RC/CoE Secondary and Poole High.

**ANTHONY  
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TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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+)	A	57	76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	76
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of 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.