



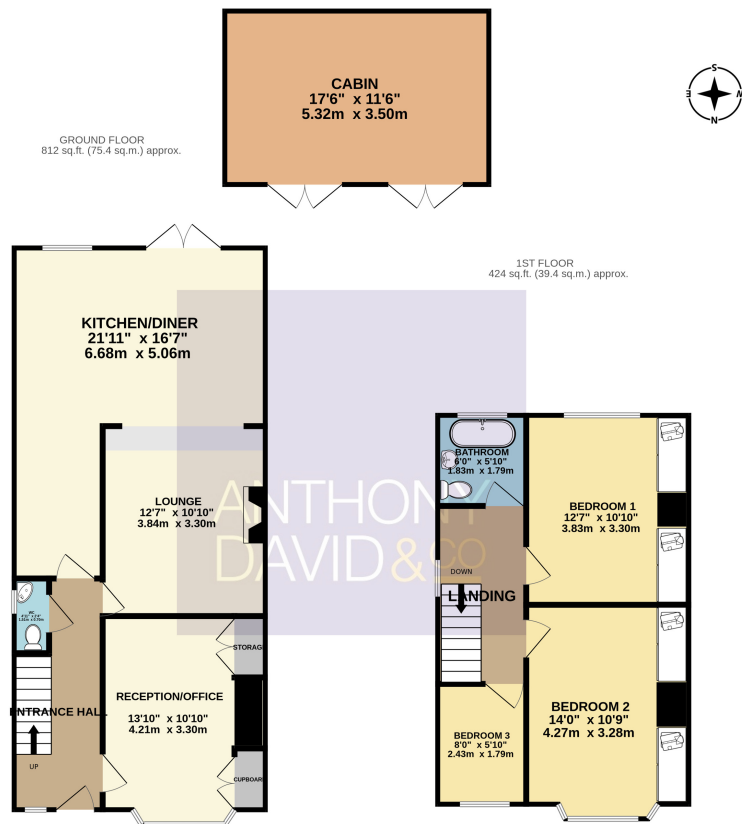
15 Farcroft Road, Parkstone, Poole, Dorset BH12 3BQ

£375,000 Freehold

A superb three bedroom semi detached house ideally situated in this premier 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 bistro's is also a short distance away. The property has been extended and offers good sized living space throughout, viewing is advised to not only appreciate its convenient location but also the accommodation on offer, which comprises: lounge, kitchen/diner, reception/office, downstairs cloakroom, two double bedrooms, single bedroom and bathroom. Externally the property boasts a beautifully tended Westerly aspect garden with sun patio and artificial lawned area which leads to a large detached cabin with power and light. To the front the brick paved driveway provides off road parking. Further features of this family home include: working open fire to lounge, fitted wardrobes to all bedrooms, hot tub, shutters to the downstairs, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, Heatherlands Primary, St Edwards RC/CoE Secondary and Poole High School.

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TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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Entrance Hall Doors to

Lounge 12' 7" x 10' 10" (3.84m x 3.30m)

Kitchen/Diner 21' 11" x 16' 7" (6.68m x 5.05m) max

Reception/Office 13' 10" x 10' 10" (4.22m x 3.30m)

Downstairs Cloakroom 4' 11" x 2' 4" (1.50m x 0.71m)

Bedroom One 12' 7" x 10' 10" (3.84m x 3.30m)

Bedroom Two 14' 0" x 10' 9" (4.27m x 3.28m)

Bedroom Three 8' 0" x 5' 10" (2.44m x 1.78m)

Bathroom 6' 0" x 5' 10" (1.83m x 1.78m)

Cabin 17' 6" x 11' 6" (5.33m x 3.51m)

Garden South facing

Driveway Off road parking

Council Tax Band C



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.