



Ground Floor Lounge



Ground Floor Kitchen



Ground Floor Bedroom 2



Ground Floor Shower



45 Cranbrook Road, Parkstone, POOLE, Dorset BH12 3BN

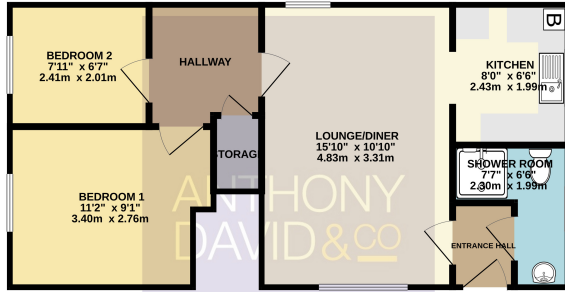
£339,950 Freehold

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**** NO FORWARD CHAIN **** This detached house is situated in this popular residential road in Parkstone within close proximity to local shops, schools and amenities. Ashley Cross with it's array of trendy bars and bistros is also a short distance away. The property is set out as two self contained apartments with separate entrances and presents an ideal investment/multi generational living. The accommodation on offer comprises: lounge/diners, modern kitchens, two bedrooms and shower room to the ground floor flat and a bathroom to the first floor flat. Further features include: SEPARATE UTILITIES, gas central heating and UPVC double glazing.

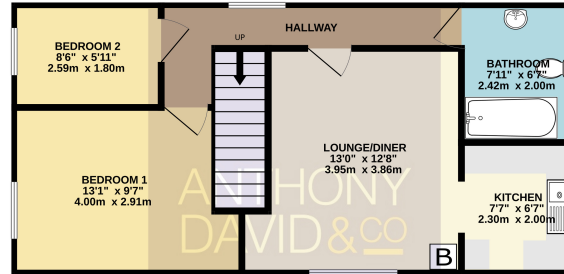
**ANTHONY
DAVID & CO**

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA - 488 sq.ft. (45.4 sq.m.) approx.
While 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 guidance purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and should be satisfied with the accuracy of the information as to their suitability or otherwise. The services, systems and appliances shown here are not intended as a guarantee as to their availability or efficiency can be given.
Made with Metrage CC2020

FIRST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA - 500 sq.ft. (46.5 sq.m.) approx.
While 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 guidance purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and should be satisfied with the accuracy of the information as to their suitability or otherwise. The services, systems and appliances shown here are not intended as a guarantee as to their availability or efficiency can be given.
Made with Metrage CC2020

Ground Floor Apartment Entrance Hall - Doors to
Lounge/Diner 15' 10" x 10' 10" (4.83m x 3.30m)

Kitchen 8' 0" x 6' 6" (2.44m x 1.98m)

Bedroom One 11' 2" x 9' 1" (3.40m x 2.77m)

Bedroom Two 7' 11" x 6' 7" (2.41m x 2.01m)

Shower Room 7' 7" x 6' 6" (2.31m x 1.98m)

First Floor Flat Entrance Hall - Doors to

Lounge/Diner 13' 0" x 12' 8" (3.96m x 3.86m)

Kitchen 7' 7" x 6' 7" (2.31m x 2.01m)

Bedroom One 13' 1" x 9' 7" (3.99m x 2.92m)

Bedroom Two 8' 6" x 5' 11" (2.59m x 1.80m)

Bathroom 7' 11" x 6' 7" (2.41m x 2.01m) 7' 11" x 6' 7" (2.41m x 2.01m)

Parking Off road parking

Council Tax Band B (for both flats separately responsible)



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.