

**38 Dunford Road, Parkstone, Poole,
Dorset, BH12 2DN**



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38 Dunford Road, Parkstone, Poole, Dorset, BH12 2DN

FREEHOLD PRICE £365,000

A 3 double bedroom, semi detached home with 75' rear garden, off road parking for 3/4 cars, side driveway and set in a quiet yet central location in Parkstone. The home has been a great family home and offers a double reception room, leading out to a conservatory to the front and garden to the rear, kitchen, with side access to the garden, cloakroom and family bathroom upstairs. The home offers further scope for updating with potential for a rear extension (subject to planning.) It has gas central heating, double glazing and features to include wooden floors, very private level rear garden and an excellent outside storage area.

- 3 double bedroom semi detached home
- Quiet location, yet close to local shops on Ashley Road
- 70' x 30' very private, enclosed, level garden with further side area, being a great place to store bikes, water sports/sports equipment
- Excellent off road parking for 3/4 cars
- Potential for extending (subject to planning)
- Kitchen with space for cooker, dishwasher, fridge/freezer
- Understairs cupboard having space and plumbing for washing machine
- Double reception room with dining area leading to the garden and lounge area leading to a conservatory
- Downstairs cloakroom
- First floor bathroom with shower over the bath
- Gas central heating and double glazing

This home is conveniently located for local shops in Ashley Road, which are approximately 400 meters away and includes shops such as Waitrose, and a wide range of restaurants and food outlets. Regular bus routes to Poole and Bournemouth are nearby, and less than a mile away is Poole Retail Park which has John Lewis at Home, Homebase, Boots, Pets at Home, and a Everlast Fitness Centre. Poole Town Centre with its parks, Quay and shops are within 3 miles and beaches at both Poole and Bournemouth, a similar distance.

COUNCIL TAX BAND: C

EPC RATE: C

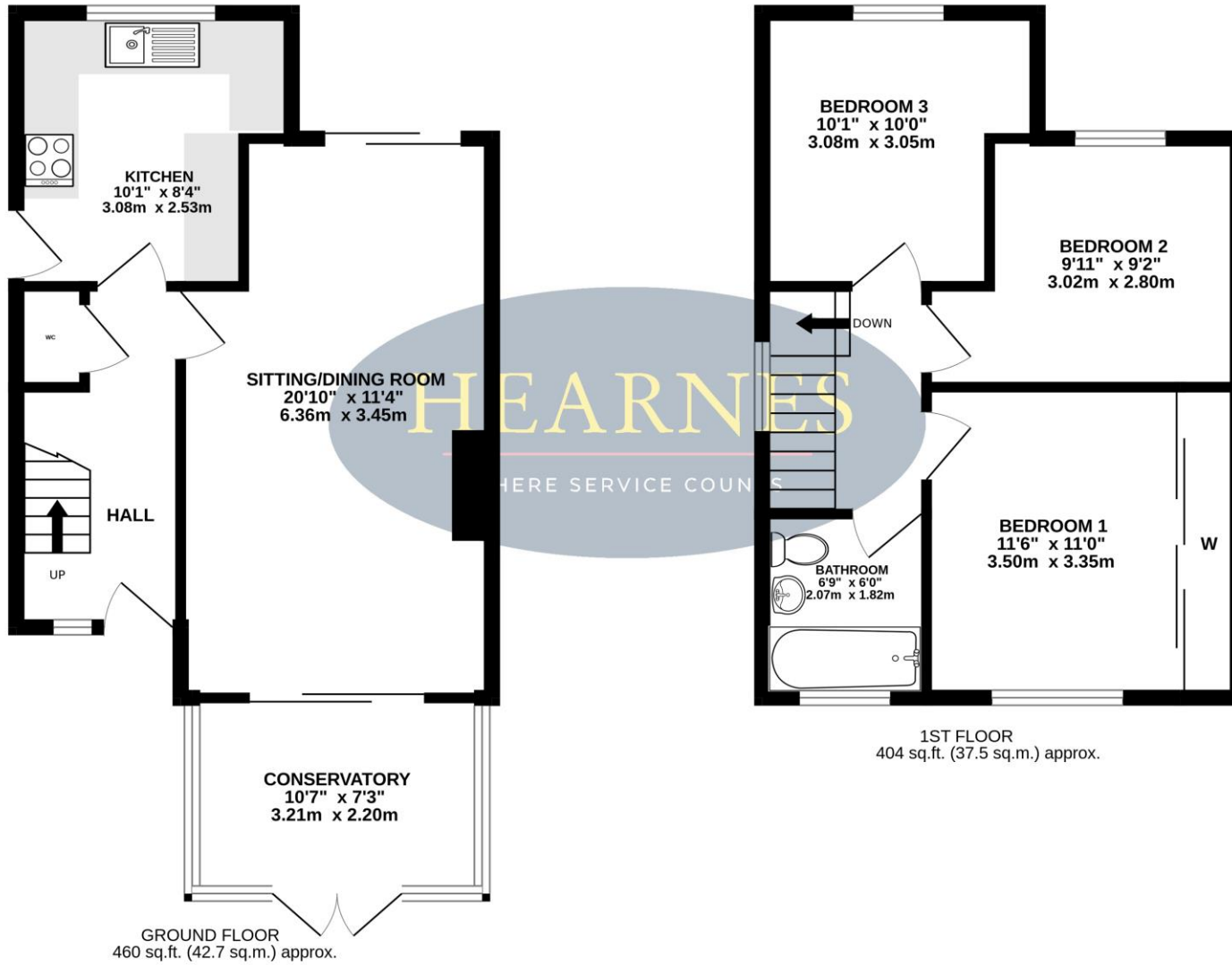
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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