



**'Laurel Villa' 34 Albert Road, Parkstone  
Poole, BH12 2BZ**





# 'Laurel Villa' 34 Albert Road, Parkstone, Poole, Dorset, BH12 2BZ

## FREEHOLD GUIDE PRICE £400,000 - £415,000

Laurel Villa is a turn of the century detached cottage with generous accommodation to include 3 double bedrooms, 3 reception areas, good size kitchen, parking for 3 cars and a large rear garden measuring approximately 80' x 40' which is divided into a rear patio and steps to a lawned garden. Also offering a bathroom and separate shower room, gas central heating, double glazing and a replaced roof within the last 10 years. This attractive property is conveniently located near the shops on Ashley Road in Parkstone and is sold vacant, with no forward chain.

- Detached, spacious 3 bedroom cottage with generous accommodation
- 3 reception areas and 3 double bedrooms
- Kitchen fitted in a range of white units with work tops over and fitted with oven, 4 ring gas hob, extractor and space and plumbing for washing machine, dishwasher and fridge/freezer
- First floor shower room and separate bathroom
- Double glazed and gas central heating and combination boiler replaced approximately 5 years ago
- Replaced roof within the last 10 years
- Vacant and sold with no onward chain
- 80' x 30' rear garden. The garden is divided into 2 areas. A rear patio measuring approximately 30' x 20' and steps up to a lawned area, which is fully enclosed, houses a garden shed and measures 50' x 40'. A further side covered area, leading on from the kitchen, and bin storage beyond
- Off street parking for 3 cars. With double gates providing a further area for secure storage

The location is extremely convenient, being under ½ a mile from Waitrose and the extensive range of local shops in Ashley Road. Ashley Cross is within 1 ½ miles with its popular cafes bars and restaurants, Westbourne within two miles, and Poole Park is at a similar distance. Poole town centre is less than two and a half miles away, and Bournemouth Town Centre is approximately three and a half miles away.

**COUNCIL TAX BAND: D**

**EPC RATE: 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.





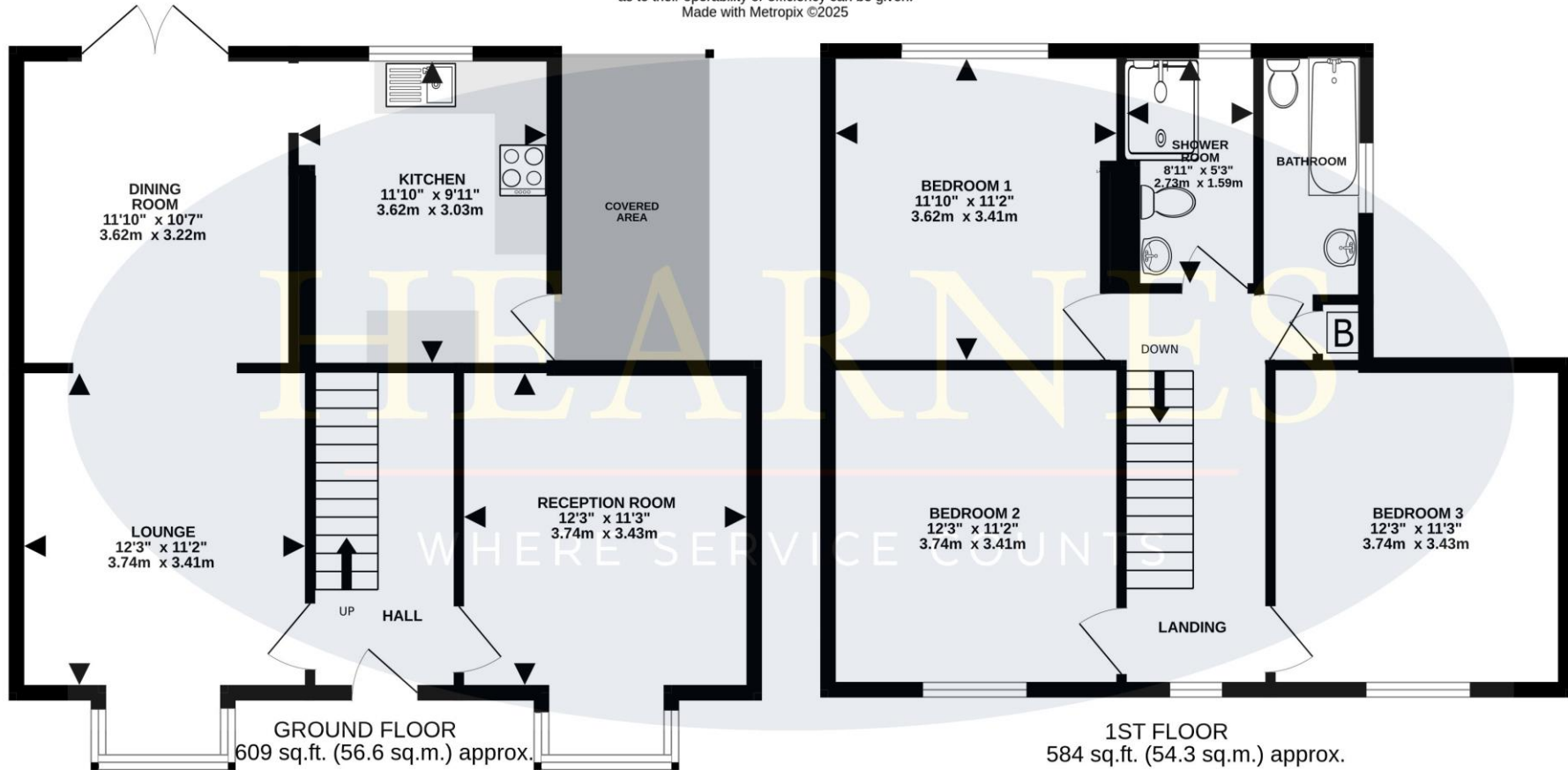




NOT INCLUDING COVERED AREA

TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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