



58 North Road, Lower Parkstone, Poole, Dorset BH14 0LY

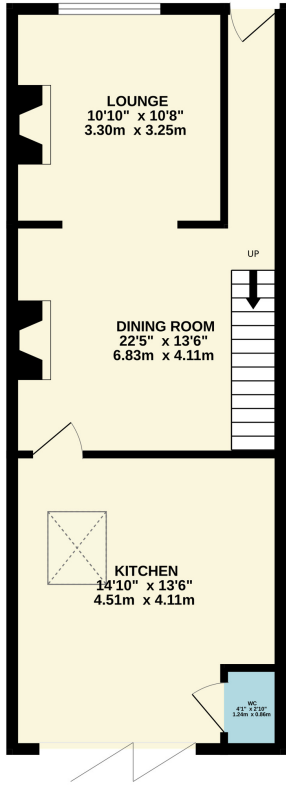
£395,000 Freehold

**** SOUGHT AFTER SCHOOL CATCHMENT **** A stunning two double bedroom mid terrace house ideally situated in the sought after area of Lower Parkstone within close proximity of amenities, bus routes and the scenic Poole Park with its cricket ground, boating lake and tennis courts. Ashley Cross with its array of local shops, bars and eateries is also a short walk away. This ideal home is beautifully presented throughout and viewing is essential to not only appreciate its fantastic location but also the immaculate accommodation on offer, which comprises: lounge, dining room, fitted kitchen, loft room and contemporary bathroom. Externally the property boasts a Southerly aspect, with sun decking and artificial lawned area. To the front the driveway provides off road parking. Further features of this must see property include: woodburner to lounge, bi-fold doors, breakfast bar and integrated appliances to kitchen, fitted wardrobe to bedroom one, garden shed, UPVC double glazing and gas central heating. School Catchment - Courthill Infants and Baden-Powell and St Peters CE Juniors.

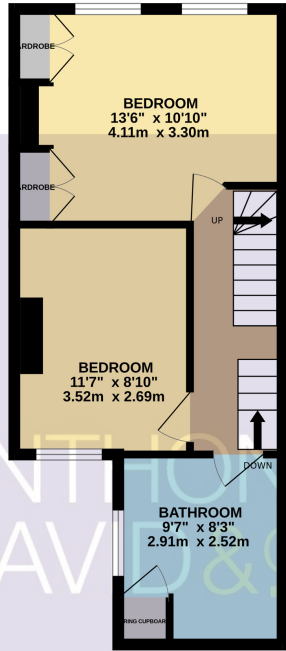
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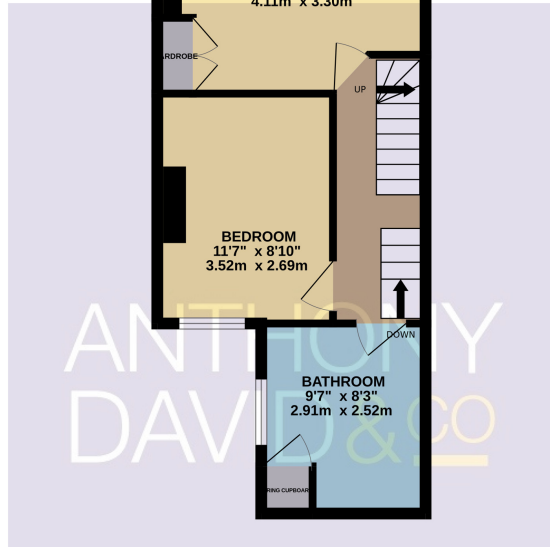
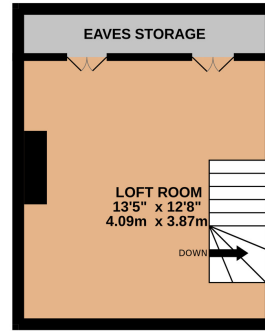
GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



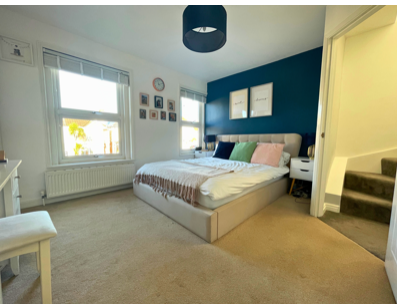
2ND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



- Entrance Hall 0.86m x 3.6m (2' 10" x 11' 10")
- Lounge 3.3m x 3.25m (10' 10" x 10' 8")
- Dining Room 4.25m x 3.5m (13' 11" x 11' 6")
- Kitchen 4.5m x 4.2m (14' 9" x 13' 9") max
- Landing 4.1m x 1.4m (13' 5" x 4' 7")
- Bedroom One 3.9m x 3.33m (12' 10" x 10' 11")
- Bedroom Two 3.4m x 2.8m (11' 2" x 9' 2")
- Bathroom 2.9m x 2.5m (9' 6" x 8' 2")
- Loft Room 4.2m x 3.8m (13' 9" x 12' 6")
- Garden South facing
- Driveway Off road parking
- Council Tax Band C

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		69	86
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
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.