



Alexandra Road, Poole BH14 9EL



Property Summary

We're pleased to offer this spacious three-bedroom family home is located in the desirable area of Lower Parkstone, just a short distance from local amenities and Alexandra Green. The property is within the Baden Powell catchment area, making it an ideal choice for families. Pets are considered, and the property is offered unfurnished, allowing tenants to make it their own.



Key Features

- Three bedrooms
- Large living accommodation
- Private garden
- Fitted kitchen
- Second reception room overlooking the garden
- Unfurnished
- Pets considered
- Available for a long let
- Off road parking
- Family home



About the Property

The house features off-road parking and a welcoming entrance hall, accessed via steps. The very large living room provides a comfortable space for relaxation, and a convenient cloakroom/bathroom with a washing machine, serving as part of the utility area. The lounge flows seamlessly through to the dining room/second reception room, which is connected to the fitted kitchen. Doors lead out to the garden, which is divided into a patio and a grassed area, perfect for outdoor entertaining.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from an ensuite shower room and a large storage cupboard, which can easily function as a walk-in wardrobe. The two further double bedrooms offer ample space and are served by the family bathroom, which includes a bath and shower facilities. The layout and space is perfect for family living.

Located on Alexandra Road in Lower Parkstone, this property is situated in a prime location close to local shops, schools, and parks, making it ideal for families or professionals. This property provides a fantastic opportunity to move into a well-connected and sought-after area.

Council tax Band: C

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: Not aware

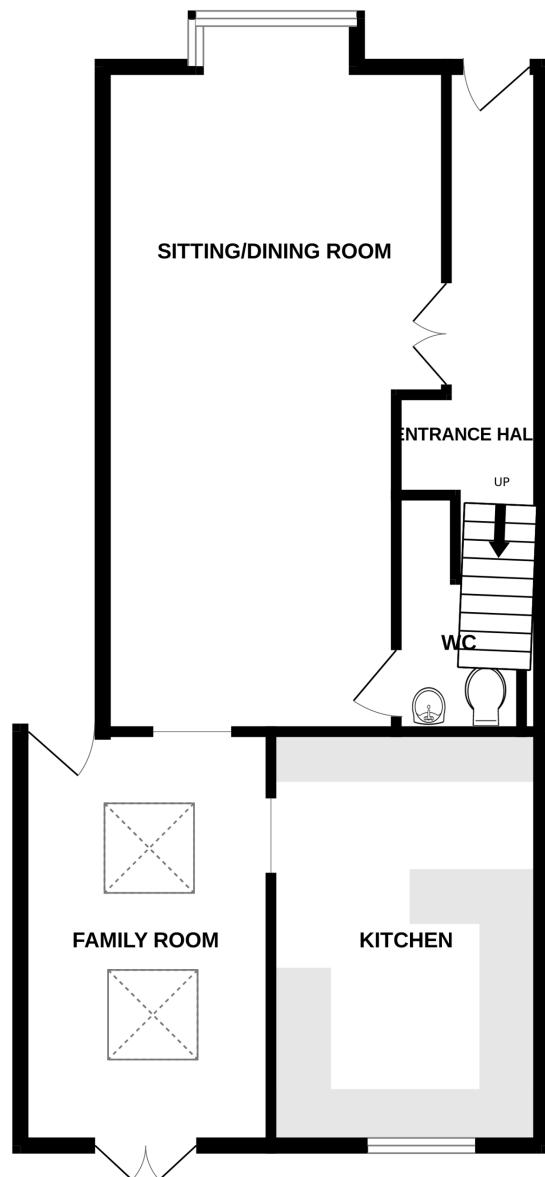
Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains

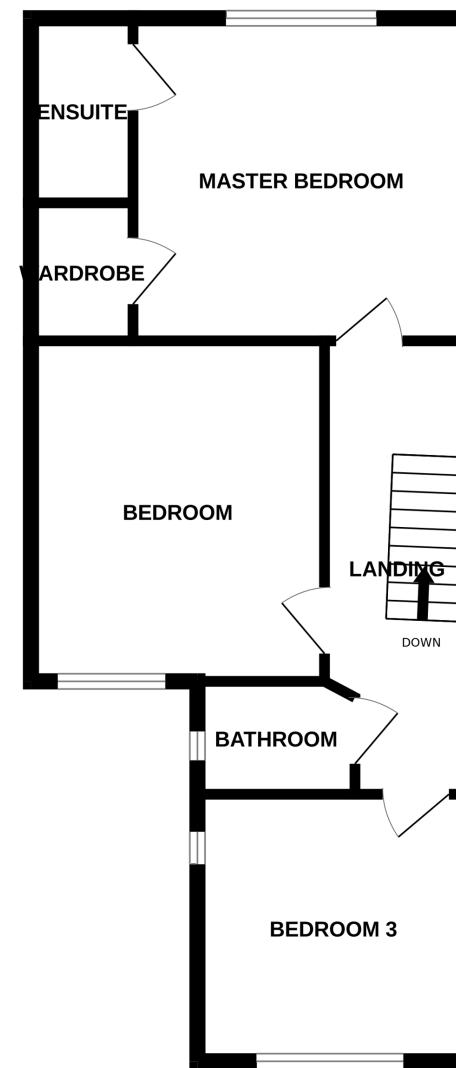
Planning proposals or local development that may affect the property: Not aware

Floor level (if within a building): N/A

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



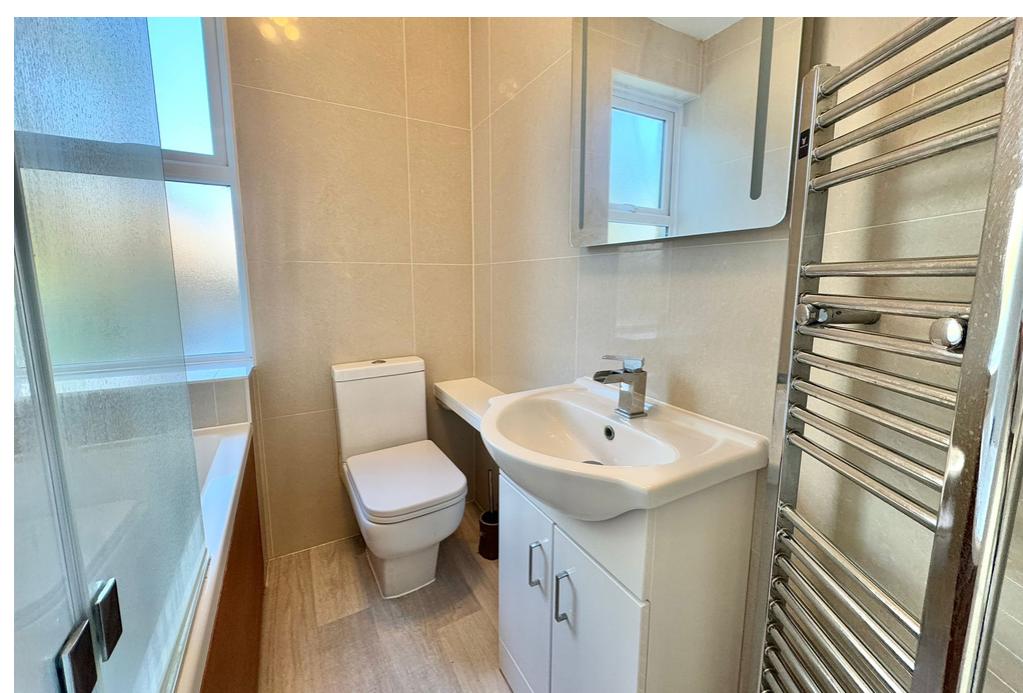
1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

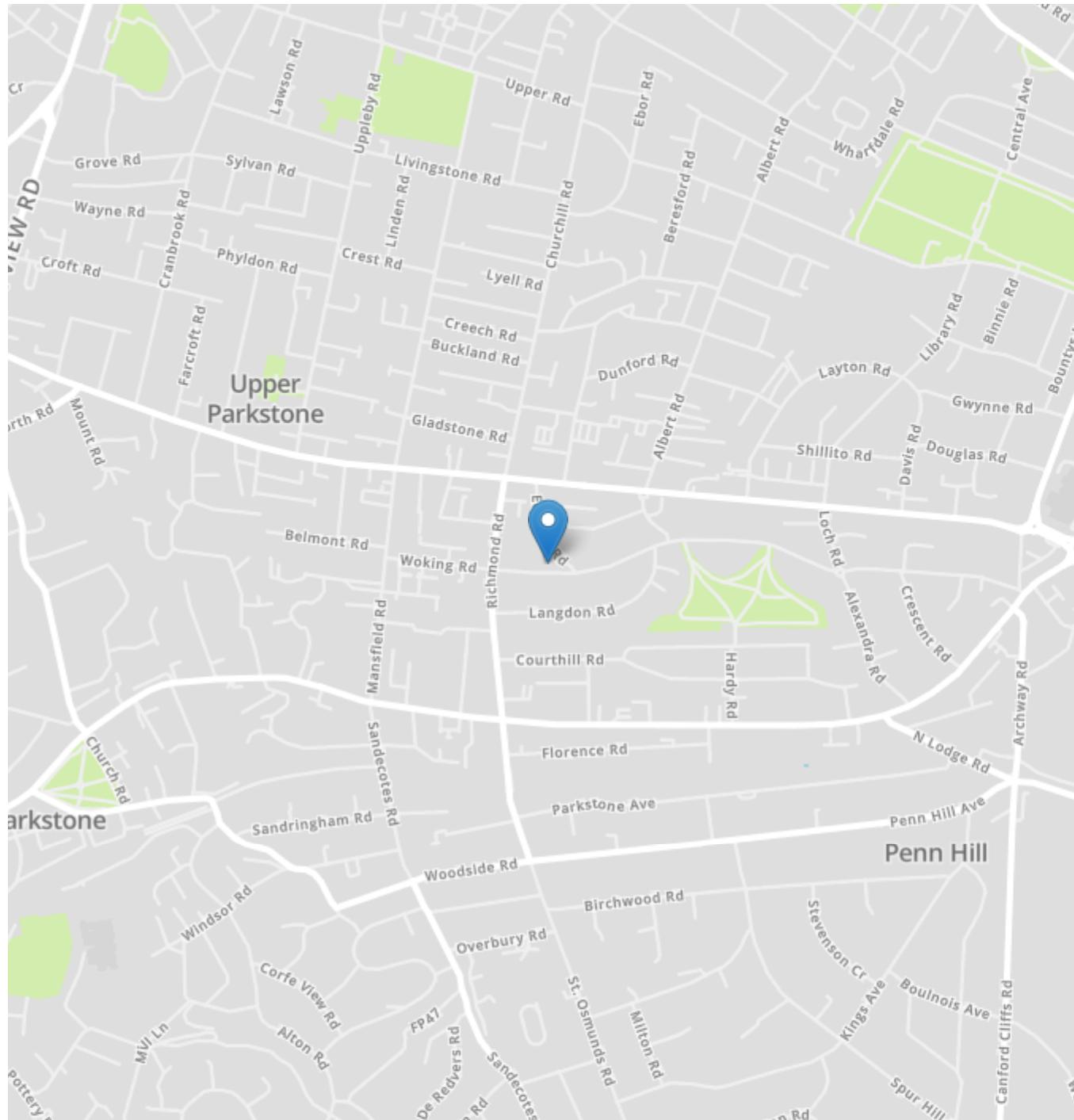


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

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