



HEARNES

WHERE SERVICE COUNTS

**80 Conifer Avenue, Lower Parkstone, Poole,
Dorset, BH14 8RU**

80 Conifer Avenue, Lower Parkstone, Poole, Dorset, BH14 8RU

FREEHOLD PRICE £415,000

Huge potential and first time to market since built! A deceptively spacious 3 bedroom semi-detached house nestled in a quiet tucked way cul de sac. The accommodation comprises of an extended lounge/dining room with study area, separate kitchen/breakfast room, wet room, and 3 bedrooms two of which are doubles. The rear garden is 50" long, westerly facing and offers a patio and large lawned area. Further benefits include a garage approached via a long driveway providing tandem parking for up to three cars, attractive parquet flooring to the hallway and lounge, double glazing, and electric storage heating throughout. This is a home of warmth and character, cherished by one family for over 50 years, which is now awaiting its next chapter with scope to modernise and add your personal touch.

- 3 bedroom semi-detached house first time to market since new!
- Excellent potential to modernise
- Extended lounge/dining room with additional study area
- Kitchen/breakfast room with ample units and worktops with electric oven with grill, electric hob and extractor above
- Charming parquet flooring in the hallway and lounge
- Wet room with wash hand basin and wc
- 2 double bedrooms with an additional 3rd single bedroom
- 50" westerly facing rear garden with a private outlook and side access to the front garden
- Driveway for 3 vehicles minimum leading to the garage
- Double glazing and electric storage heaters throughout (although old so will need replacing)
- Offered vacant with no forward chain!

NB – there is no gas connected to the property, but is in road so can be installed if required

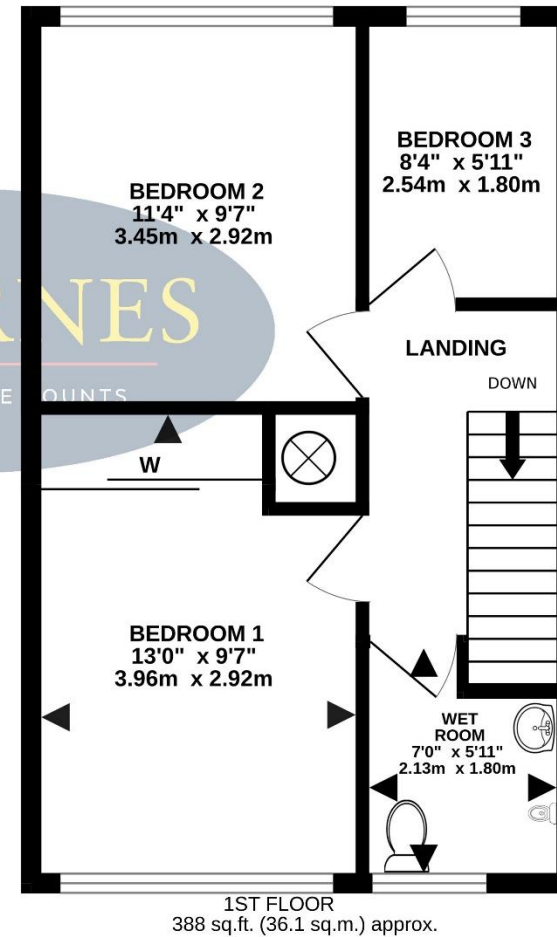
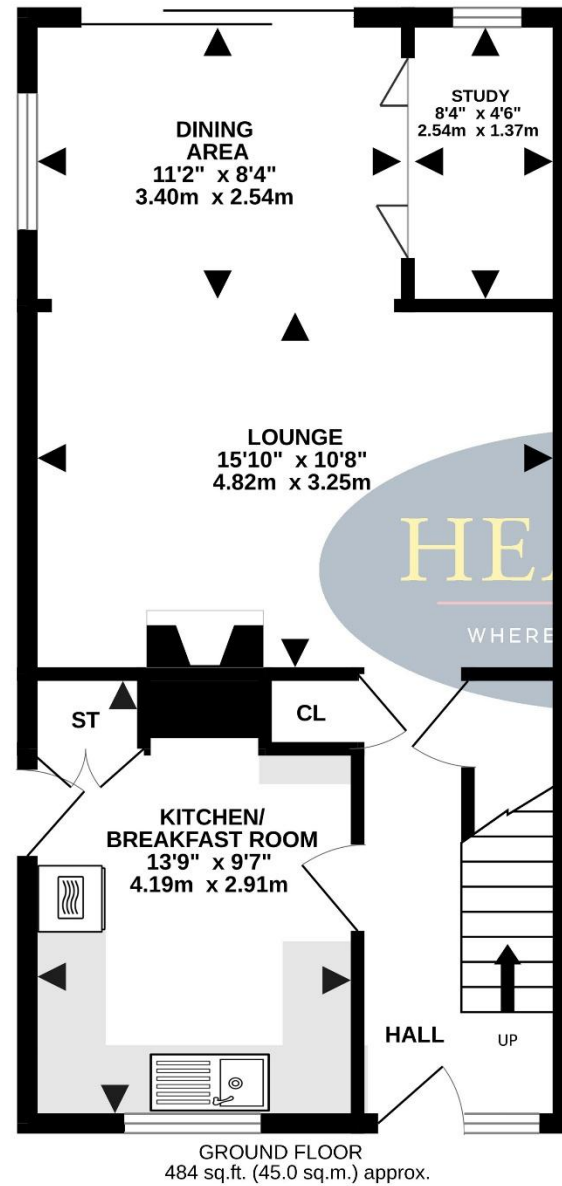
Location, location, location! Conifer Avenue has everything on its doorstep, so hugely convenient for modern living. Whitecliff Family Harbourside Park is half a mile away offering harbourside walks, children's play area and great open space for dog walkers. This popular location is ideal for families, with a great selection of schools nearby and good for local shops at the end of Pottery Road to include a post office, butcher, beauty salon and hardware store. Ashley Cross shops, bars and restaurants are within a mile and so is Penn Hill. Sandbanks beach which is approximately 3 miles away and Poole Park under 2 miles. The property falls into catchment areas for Lilliput First School and Baden Powell Junior School, and right by the bus route to the Grammar schools.





TOTAL FLOOR AREA : 872 sq.ft. (81.0 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.
Made with Metropix ©2025



18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

