

**39 Alcester Road, Parkstone, Poole,
Dorset, BH12 2JW**



HEARNES

WHERE SERVICE COUNTS

39 Alcester Road, Parkstone, Poole, Dorset, BH12 2JW

FREEHOLD GUIDE PRICE £315,000 - £325,000

A spacious 3 bedroom terraced house, set at the end of a cul de sac and offering 2 reception rooms, generous kitchen, 40' garden and off road parking. This 1930's property enjoys good size rooms, high ceilings and bay windows. It is neat and clean internally and further has potential for updating and personalising. The home has double glazing, gas central heating, and is sold vacant with no forward chain. It is within easy reach of local shops, schools and amenities with Branksome Recreation Ground within a few hundred meters.

- 3 bedroom spacious terraced home
- 2 reception rooms
- Kitchen/breakfast room fitted in a range of white shaker style units with work tops over and freestanding cooker with gas hob, washing machine, under counter fridge and fitted breakfast bar
- Very generous master bedroom and 2 further first floor bedrooms
- 40' x 15' fully enclosed rear garden with lawn and patio area
- Off road parking to the front with space for one car
- Gas central heating and double glazing
- Neat and clean throughout with potential for personalisation
- Vacant and sold with no forward chain

The property is set towards the end of a no through road and is extremely convenient, being just over 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. Branksome Recreation Ground is within a few hundred meters.

COUNCIL TAX BAND: C

EPC RATE: C

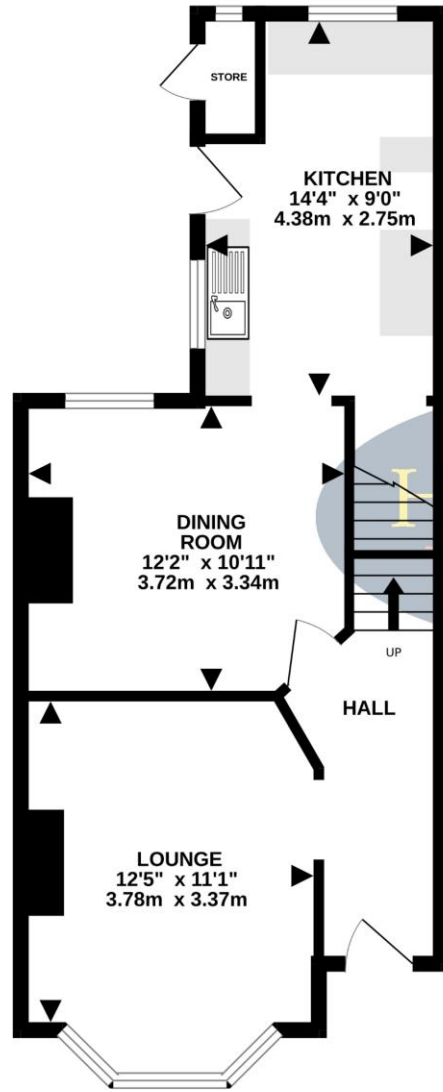
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





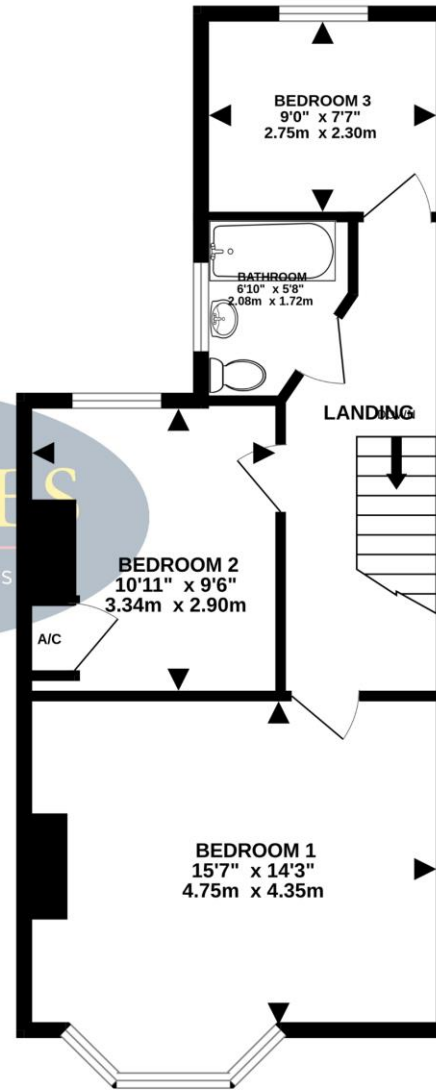
TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

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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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

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1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.





www.hearnes.com

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