

6 Becher Road, Lower Parkstone, Poole, Dorset BH14 9AX

£434,950 Freehold

**\*\* NO FORWARD CHAIN \*\*** A spacious four double bedroom town house ideally situated in Lower Parkstone within close proximity to local shops, amenities and central bus routes to both Poole and Bournemouth. The popular Alexandra Park is also a short distance away. This ideal family home was built circa 1991 and offers over 1500 sq ft of living space set over three floors and viewing is highly advised to appreciate not only its sought after location but also the versatile accommodation on offer, which comprises: **GROUND FLOOR:** double bedroom and bathroom. **FIRST FLOOR;** lounge/diner, fitted kitchen and double bedroom. **SECOND FLOOR:** Two double bedrooms and an en-suite shower room. Externally the property boasts a Westerly aspect garden with sun patio and lawned area. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features include: new boiler (2020), modern UPVC windows and gas central heating. School Catchment - Courthill Infants and Baden-Powell and St Peters Juniors.

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

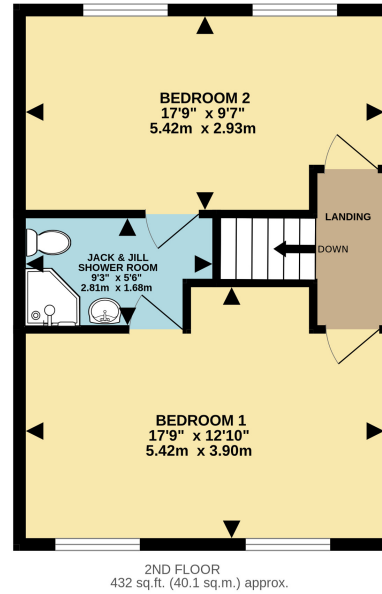
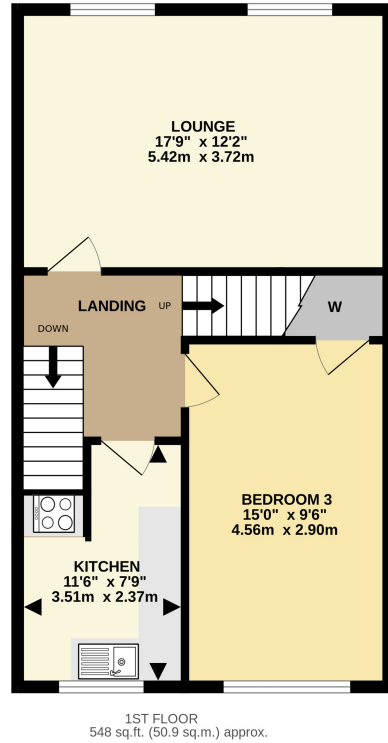
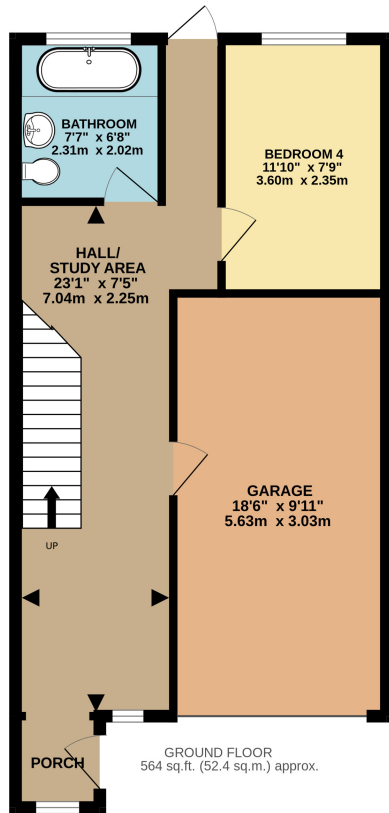
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TOTAL FLOOR AREA : 1544 sq.ft. (143.4 sq.m.) approx.

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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Entrance Hall/Study Area 23' 1" x 7' 5" (7.04m x 2.26m)

Bedroom Four 11' 10" x 7' 9" (3.61m x 2.36m)

Bathroom 7' 7" x 6' 8" (2.31m x 2.03m)

First Floor Landing Doors to

Lounge 17' 9" x 12' 2" (5.41m x 3.71m)

Kitchen 11' 6" x 7' 9" (3.51m x 2.36m)

Bedroom Three 15' 0" x 9' 6" (4.57m x 2.90m)

Second Floor Landing Doors to

Bedroom One 17' 9" x 12' 10" (5.41m x 3.91m)

Bedroom Two 17' 9" x 9' 7" (5.41m x 2.92m)

Jack and Jill Shower Room 9' 3" x 5' 6" (2.82m x 1.68m)

Garage 18' 6" x 9' 11" (5.64m x 3.02m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		74	83
		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.