



**1 Loch Road, Parkstone, Poole,
Dorset, BH14 9EX**

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FREEHOLD GUIDE PRICE £425,000- £435,000

A charming, turn of the century 4 bedroom, 2 reception room, semi-detached family home which has been updated and modernised and located in a popular residential area of Alexandra Park. This attractive home is laid out over 3 floors and enjoys spacious and character features to include solid oak flooring, feature square bay windows, high ceilings some stripped wooden skirting boards and architraves. The property benefits from a ground floor shower room, kitchen with integrated appliances, large boot room, and off road parking for 4 cars. Being vacant, means the house can be sold with no forward chain and it further offers gas central heating and double glazing.

- Charming, character 4 bedroom semi detached home
- 2 reception rooms, one with feature bay window and the other leading to the garden
- Kitchen opening into the dining room, so a wonderful family space
- Kitchen/breakfast room fitted in a range of solid oak shaker style units with granite work tops over, extending to form a breakfast bar. Integrated 5 ring gas hob, extractor, double oven, microwave, fridge/freezer, dishwasher and butler sink
- Oak floors in most of the ground floor accommodation
- Large entrance/boot room, ideal for family living
- Generous sized bedrooms with a ground floor shower room and first floor bathroom
- Well presented throughout
- Gas central heating and double glazing
- Sold vacant with no forward chain
- Off road parking for 4 cars
- Private, level, rear garden
- Extremely convenient location, moments from local shops

The property is located on the corner of Loch Road and Alexandra Road, being close to Alexandra Park which offers a large area for a pleasant stroll and a playpark for children of all ages. There are some very good schools in the area, the nearest being Courthill Infant School and Heatherlands Primary School, Parkstone Golf Course is just over a mile away and Tesco Superstore and Bournemouth Town Centre with its vast array of shops and amenities are just under 3 miles away. Ashley Road shops are within a hundred yards and Redlands Retail Park and Branksome Rail Station is just half a mile down the road.

COUNCIL TAX BAND: D

EPC RATE: D

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

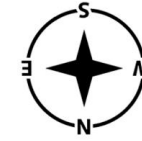




TOTAL FLOOR AREA : 1444 sq.ft. (134.1 sq.m.) approx.

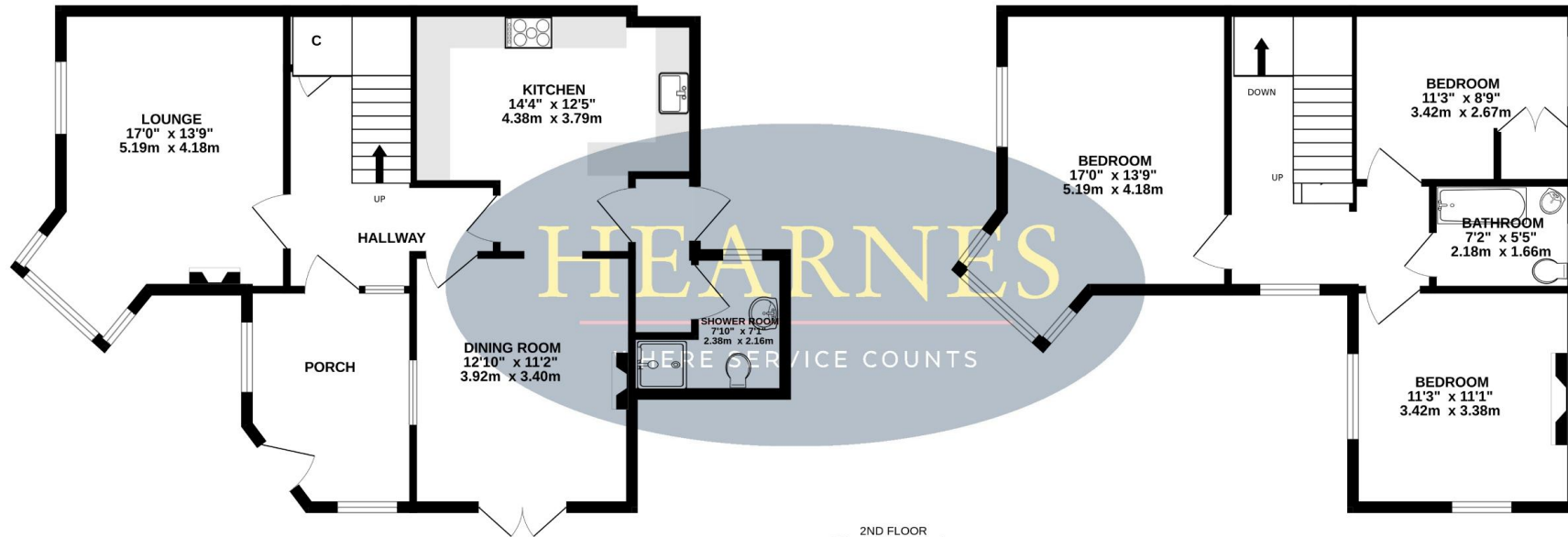
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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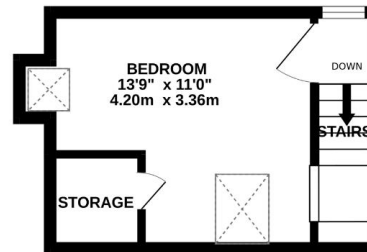


GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.







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