

53 Richmond Road, Parkstone, Poole,
Dorset, BH14 0BU



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FREEHOLD PRICE £280,000

A charming, turn of the century 2 double bedroom terraced cottage, with updated accommodation and set in a popular location within easy access to Parkstone and Ashley Cross. This cottage has a delightful sitting room with wooden floors and an open fire, dining room with log burner and feature fire surround, refitted kitchen, generous bathroom and private rear garden. The home has been lovingly restored by the current owners and has new gas central heating, double glazing, modern heritage décor and a theme that blends the style and age of the house with modern fittings.

- 2 double bedroom character turn of the century terraced cottage
- 2 reception rooms, both with fireplaces
- Character features to include stripped wooden floors, fireplaces, original doors
- Well presented with sympathetically updated and restored accommodation
- Shaker style kitchen with deep olive shaker style units with work tops over and integrated 4 ring gas hob, oven, under counter fridge, slimline dishwasher
- Lean-to brick store room with power and light. space and plumbing for washing machine and tumble dryer
- Generous bathroom with wooden floors, exposed brick walls and a suite to comprise bath with shower over, wc and wash hand basin
- Gas central heating with an updated boiler
- Double glazed windows
- Potential for parking to the front (subject to planning)
- Delightful 50' private rear garden with gate access at the rear to lane.
- On street parking opposite in Rozelle Road

NB Please note that the flue in the dining room is not open

Richmond Road is ideally located within Baden Powell and Courthill Junior School catchments. Ashley Cross is 0.8 miles away offering a variety of shops, cafes and restaurants. An excellent range of shops and amenities are available in Ashley Road which is just under 0.3 mile away and Poole Town Centre is 2.7 miles away. The popular Alexandra Park is just under 0.5 miles away.

COUNCIL TAX BAND: B

EPC RATE: F

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

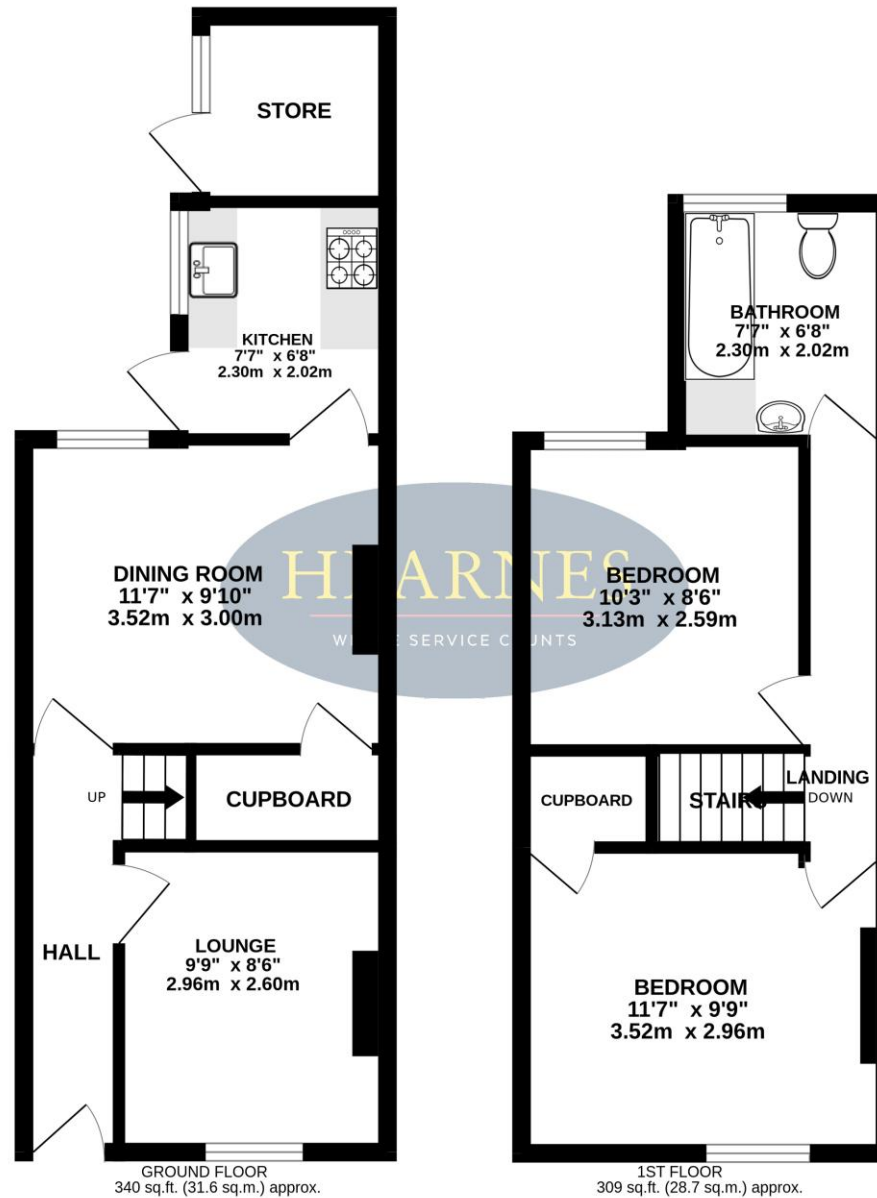




INCLUDING STORE

TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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