



12 Livingstone Road, Parkstone, Poole, Dorset BH12 3AH

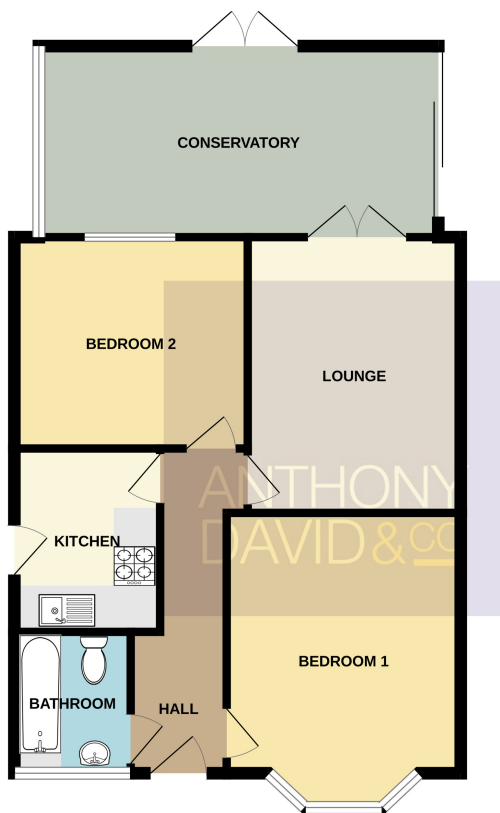
£315,000 Freehold

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A delightful two double bedroom detached bungalow situated on this quiet residential road in Parkstone within walking distance of the popular Ashley Road with its extensive range of shops, central bus routes and facilities, Turners recreation ground is also close by. This well presented property presents an ideal starter home and internal viewing is an absolute must to appreciate not only its charm and finesse but also the accommodation on offer, which comprises: lounge, fitted kitchen, conservatory, two good sized double bedrooms and bathroom. Externally the property boasts a beautifully maintained garden being laid to lawn and housing a 'Siberian Larch' cabin. Further features of this 'hidden gem' include: wood burner to lounge, bi-fold doors to cabin, on street parking, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, Heatherland Primary and St Josephs RC Primary. POTENTIAL TO ADD PARKING STPP.

ANTHONY
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GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



Entrance Hall Doors to

Lounge 13' x 10' (3.96m x 3.05m)

Conservatory 18' 10" x 8' 6" (5.74m x 2.59m)

Kitchen 8' x 6' 9" (2.44m x 2.06m)

Bedroom One 13' 8" x 11' (4.17m x 3.35m)

Bedroom Two 11' x 9' 10" (3.35m x 3.00m)

Bathroom 6' 4" x 5' 4" (1.93m x 1.63m)

Cabin 8' 5" x 8' 5" (2.57m x 2.57m)

Garden Enclosed

Council Tax Band - B

TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms or 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all 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.