



50 Brixey Road, Poole, Dorset BH12 3EZ

Guide Price £375,000 Freehold

A substantial four double bedroom detached house conveniently situated on this residential road in the heart of Parkstone close to local shops, amenities and central bus routes. This substantial property provides over 1400 sq ft (including carport) of versatile accommodation and internal viewing is highly advised to appreciate the space and flexibility this family home has to offer which comprises: lounge, kitchen/breakfast room, dining room, sun room, conservatory, downstairs cloakroom and four piece bathroom suite. Externally the property boasts a Westerly aspect garden with sun patio and raised lawned area. To the front the driveway provides off road parking. Further features include: NO FORWARD CHAIN, feature fireplace to lounge, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Juniors, St Josephs Primary and St Aldhelms Secondary.

info@anthonydavid.co.uk

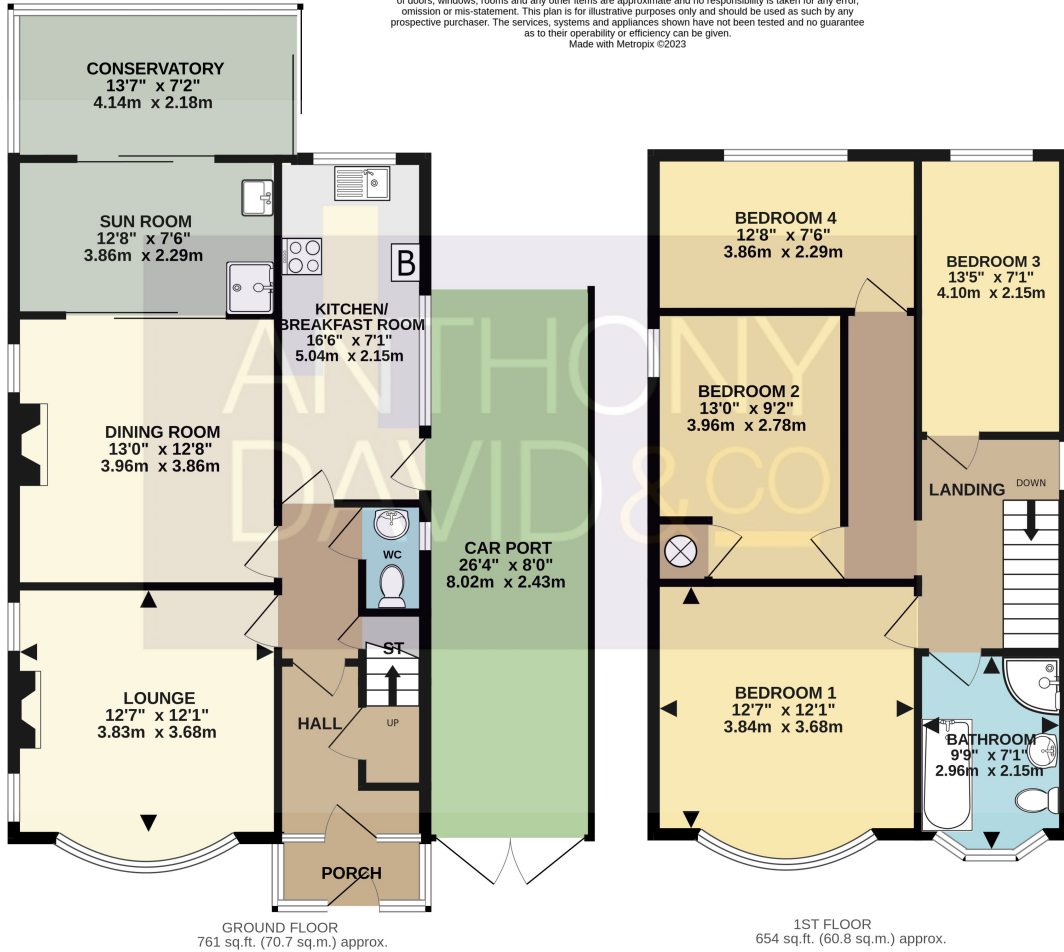
www.anthonydavid.co.uk

01202 677444

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TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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Entrance Hall Doors to

Lounge 12' 7" x 12' 1" (3.84m x 3.68m)

Kitchen/Breakfast Room 16' 6" x 7' 1" (5.03m x 2.16m)

Dining Room 13' 0" x 12' 8" (3.96m x 3.86m)

Sun Room 12' 8" x 7' 6" (3.86m x 2.29m)

Conservatory 13' 7" x 7' 2" (4.14m x 2.18m)

Downstairs Cloakroom 5' 3" x 2' 11" (1.6m x 0.9m)

Landing Doors to

Bedroom One 12' 7" x 12' 1" (3.84m x 3.68m)

Bedroom Two 13' 0" x 9' 2" (3.96m x 2.79m)

Bedroom Three 13' 5" x 7' 1" (4.09m x 2.16m)

Bedroom Four 12' 8" x 7' 6" (3.86m x 2.29m)

Bathroom 9' 9" x 7' 1" (2.97m x 2.16m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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 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.