



50a Cynthia Road, Parkstone, Poole, Dorset BH12 3JF

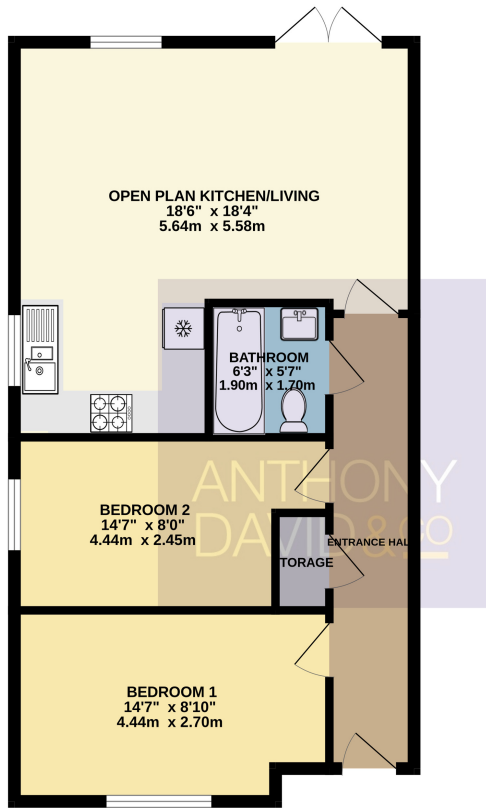
£325,000 Freehold

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**\*\* NO FORWARD CHAIN \*\* FIRST TIME TO MARKET FROM NEW \*\*** A superb detached bungalow ideally situated tucked away in this private road in Parkstone a short distance from amenities, shops and central bus routes to Poole and Bournemouth. This ideal starter home/investment offers modern living throughout and viewing is essential to not only appreciate its fantastic location but also the accommodation on offer, which comprises: 18' open plan living with stylish kitchen area, two good sized double bedrooms and bathroom. Externally the property boasts a South facing garden with lawned area and sun patio. To the front there is two allocated parking spaces. Further features include: storage cupboard, integrated oven and fridge/freezer to kitchen, gas central heating and UPVC double glazing. Livingstone Road Infants and Juniors.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



Entrance Hall Doors to

Open Plan Living/Kitchen 18' 6" x 18' 4" (5.64m x 5.59m)

Bedroom One 14' 7" x 8' 10" (4.45m x 2.69m)

Bedroom Two 14' 7" x 8' 0" (4.45m x 2.44m)

Bathroom 6' 3" x 5' 7" (1.91m x 1.70m)

Garden South facing

Parking 2 x allocated spaces

Council Tax Band C

TOTAL FLOOR AREA : 641 sq.ft. (59.6 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 here 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+)	<b>A</b>		96
(81-91)	<b>B</b>	82	
(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			
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.