



**21 Victoria Road, Parkstone,  
Poole, Dorset, BH12 3BA**



# 21 Victoria Road, Parkstone, Poole, Dorset, BH12 3BA

## FREEHOLD PRICE £299,950

A turn of the century 2 bedroom semi detached cottage with 2 reception rooms, good size kitchen, 80' rear garden, garage and parking to the rear. The property is sold vacant, with no forward chain and offers potential for updating and modernising. The home is neat and tidy throughout and benefits from double glazing, gas central heating and a delightful garden with gardener's loo!

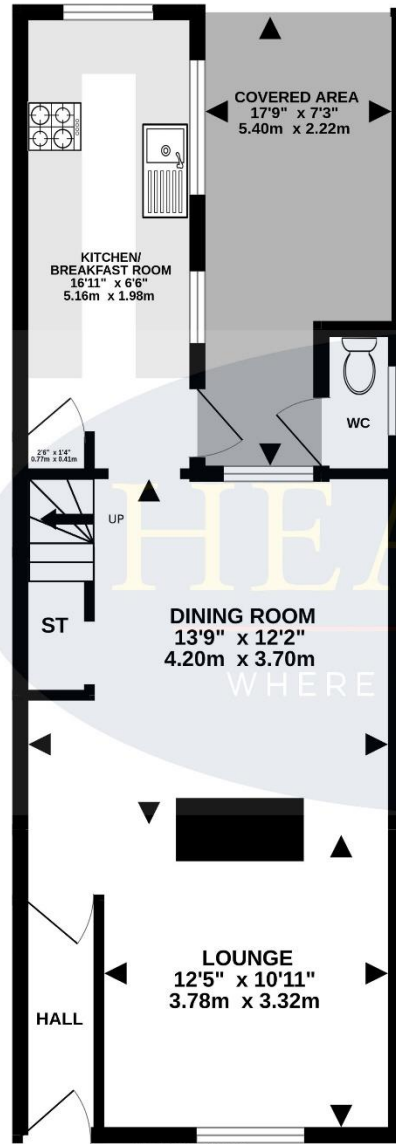
- 2 bedroom semi detached, turn of the century cottage
- 2 reception rooms
- Dual aspect kitchen with a range of fitted floor and wall mounted units. Having a cooker and space for undercounter fridge, freezer and washing machine and side door out to the garden
- Both bedrooms with fitted wardrobes
- Vacant and sold with no forward chain
- Gas central heating and double glazing
- Detached garage with parking space in front (access via Brook Road)
- Fabulous 80ft, well established rear garden with covered outside area for dining, gardener's loo, patio, lawned area and a wealth of mature fruit trees. This very private garden is fully enclosed and has a path leading the length of the garden with both a side and rear access
- Offering huge potential for modernising and updating

Set in a popular road in Parkstone, the house is within a few hundred yards to the shops at Parkstone and just over a mile to Ashley Cross. Tower Park, with its leisure facilities is just over a mile away and Poole Town Centre 2 miles. Other local amenities include Branksome Retail Park and Recreation Ground.

COUNCIL TAX BAND: B      EPC RATING: D

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.



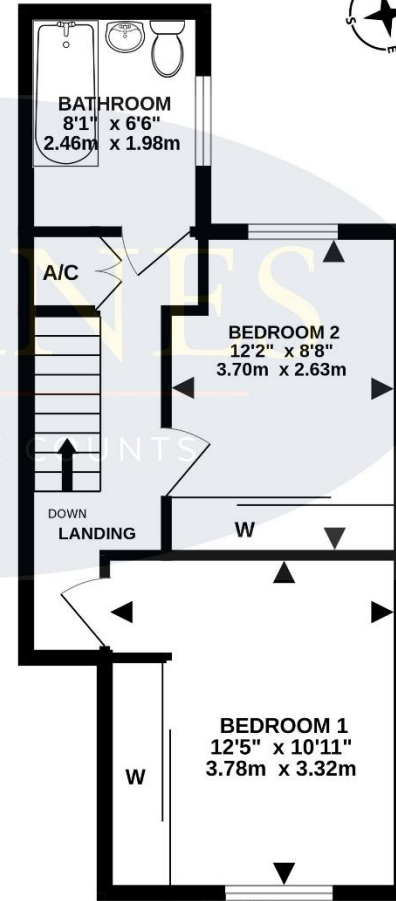


**GROUND FLOOR**  
448 sq.ft. (41.6 sq.m.) approx.

**TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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**1ST FLOOR**  
362 sq.ft. (33.6 sq.m.) approx.

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