




The Laurels, 203a Rossmore Road, Parkstone, Poole, Dorset BH12 2HQ

£320,000 Freehold

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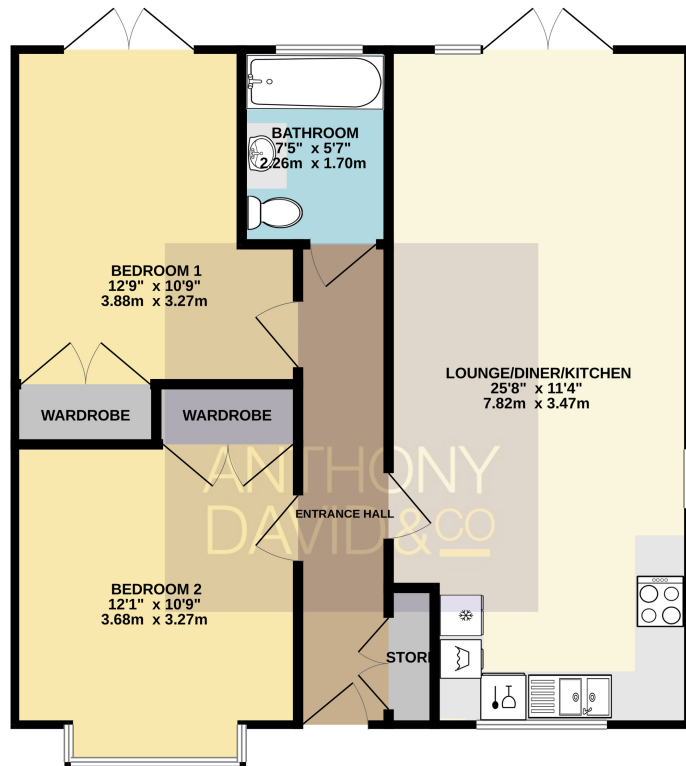
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**** NO FORWARD CHAIN **** A striking two double bedroom brand new detached bungalow set back from this popular road in the heart of Parkstone a short distance away from local amenities, playground and bus routes. This turnkey home has been finished to exacting standards by the current owner and must be viewed to not only appreciate its private location but also the stylish accommodation on offer, which comprises: 25' open plan lounge/diner/contemporary kitchen area and a bespoke bathroom. Externally the property boasts a wrap around garden with lawned area and sun patio. To the front the driveway provides off road parking. Further features of this 'little gem' include: integrated appliances to kitchen, built-in wardrobes to both bedrooms, built-in ethernet, renewable hot water system and low energy electric heating to name but a few.

**ANTHONY
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GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



Entrance Hall 5.48m x 1.03m (18' 0" x 3' 5")
Lounge/Diner/Kitchen 7.81m x 3.47m (25' 7" x 11' 5") max
Bedroom One 4.57m x 3.28m (15' 0" x 10' 9") max
Bedroom Two 3.84m x 3.27m (12' 7" x 10' 9")
Bathroom 2.25m x 1.70m (7' 5" x 5' 7")
Garden Wrap around
Driveway Off road parking
Council Tax TBC



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	91
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.