



69 Alder Road, Parkstone, Poole, Dorset BH12 2AB

£285,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A delightful one double bedroom detached bungalow ideally situated between Branksome Recreation ground and the popular Ashley Road with its array of shopping facilities, amenities and central bus routes. Branksome Train station is also close to hand. This unique property has been converted from a two double bedroom to a one bedroom and internal viewing is advised to appreciate the charming accommodation on offer, which comprises: Living area, dining area (22' combined), fitted kitchen and modern shower room. Externally the property boasts a good sized Westerly aspect garden with raised sun deck ideal for sitting out in the summer months with steps leading to patio, lawned area with further steps to a detached garage and rear access parking. Further features of this quaint property include: feature fireplace to living area, NEW ROOF (2017), small basement/storage, loft ladder, built-in wardrobes, gas central heating and UPVC double glazing.

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

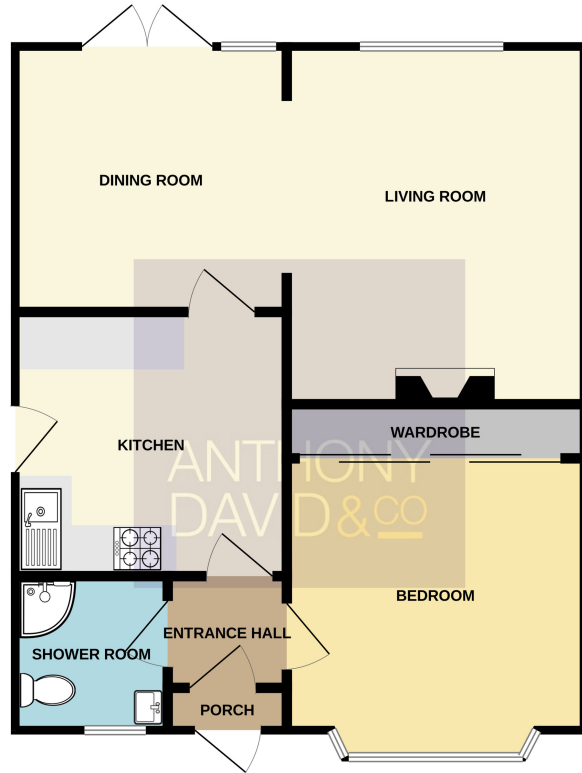
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



Porch 4' 0" x 1' 7" (1.22m x 0.48m)

Entrance Hall 4' 8" x 4' 0" (1.42m x 1.22m)

Living Area 13' 6" x 11' 3" (4.11m x 3.43m) max

Dining Room 10' 3" x 10' 0" (3.12m x 3.05m)

Kitchen 10' 3" x 10' 0" (3.12m x 3.05m)

Bedroom 12' 10" x 11' 3" (3.91m x 3.43m)

Shower Room 5' 10" x 5' 9" (1.78m x 1.75m)

Garden Westerly aspect

Garage Detached

Parking To the rear

Council Tax Band C

TOTAL FLOOR AREA : 558 sq.ft. (51.8 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.