




6 Jacqueline Road, Parkstone, Poole, Dorset BH12 3JQ

Guide Price £350,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A deceptively spacious detached bungalow ideally situated tucked away on this sought after cul-de-sac in Parkstone a short distance from amenities, shops and central bus routes to Poole and Bournemouth. This neat and tidy home would benefit from some cosmetic updating and internal viewing is imperative to appreciate not only its full potential but also the circa 1140 sq ft of accommodation on offer, which comprises: double aspect lounge/diner, fitted kitchen, two oversized double bedrooms, wet room and separate cloakroom. Externally there is a good sized low maintenance paved garden. To the front the driveway provides ample off road parking which in turn leads to a carport and garage/workshop. Further features of this 'little gem' include: large porch, feature fireplace to lounge, fitted wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary, Livingstone Road Juniors, Manorside Academy, St Edwards RC/CoE Secondary and Poole High.

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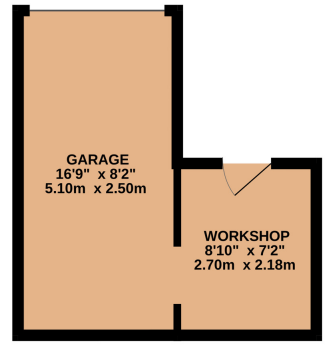
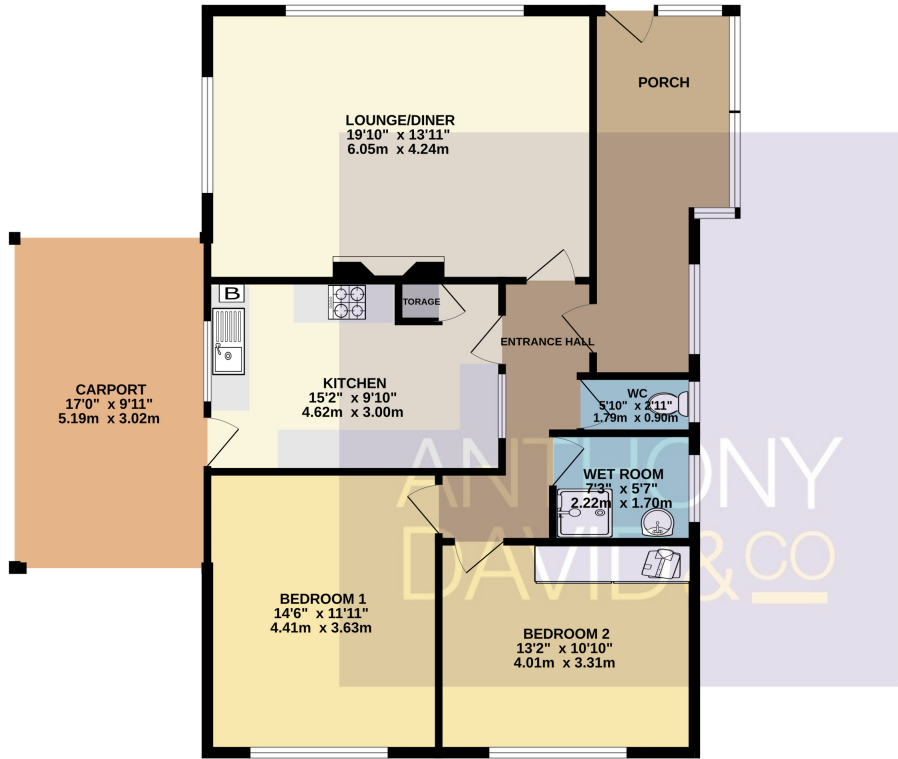
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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.

GARAGE/WORKSHOP  
201 sq.ft. (18.6 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 19' 10" x 13' 11" (6.05m x 4.24m)

Kitchen 15' 2" x 9' 10" (4.62m x 3.00m)

Bedroom One 14' 6" x 11' 11" (4.42m x 3.63m)

Bedroom Two 13' 2" x 10' 10" (4.01m x 3.30m)

Wet Room 7' 3" x 5' 7" (2.21m x 1.70m)

Separate Cloakroom 5' 10" x 2' 11" (1.78m x 0.89m)

Garage 16' 9" x 8' 2" (5.11m x 2.49m)

Workshop 8' 10" x 7' 2" (2.69m x 2.18m)

Garden Low maintenance

Driveway Ample off road parking

Council Tax Band D

TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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.