

**102 Cranbrook Road, Parkstone,
Poole, Dorset, BH12 3BT**



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FREEHOLD GUIDE PRICE £300,000 - £315,000

An extended detached 2 double bedroom bungalow with generous lounge/dining room, kitchen/breakfast room opening to a sunlounge, refitted fully tiled shower room, large detached garage with power and light, and fully enclosed rear garden. The bungalow is neat and tidy, however offers potential for personalisation. Benefitting from double glazing, fully serviced gas central heating boiler, parking for 2/3 cars and is sold vacant with no forward chain.

- Detached, extended 2 double bedroom bungalow
- Large detached garage with up and over door and further access door
- Driveway with parking for 2/3 cars
- Extended lounge with patio doors to the garden
- Generous kitchen fitted in a range of white shaker style units with work tops over and integrated hob, extractor, oven and space for freestanding fridge/freezer and a washing machine. The kitchen opens into a sunlounge
- Sunlounge with doors to the garden
- Fitted, fully tiled shower room with walk in double shower, wc and wash basin
- Loft access (in the bathroom) with pull down wooden loft ladder
- Clean and tidy throughout with potential for some updating
- Fully enclosed private garden with summerhouse
- Sold vacant with no forward chain

Cranbrook Road is situated within half a mile of the shops at Parkstone close to parks and open space at, Haskells Road, Sea View Viewpoint and Branksome Recreation Ground. It is within 2 miles of Poole Town Centre and a mile to the shops at Branksome Retail Park, Branksome train station and Tower Park. Bournemouth Town Centre is 3 miles away. The house sits near a bus stop, which is very convenient, and gives access to the surrounding area.

COUNCIL TAX BAND: C

EPC RATE: D

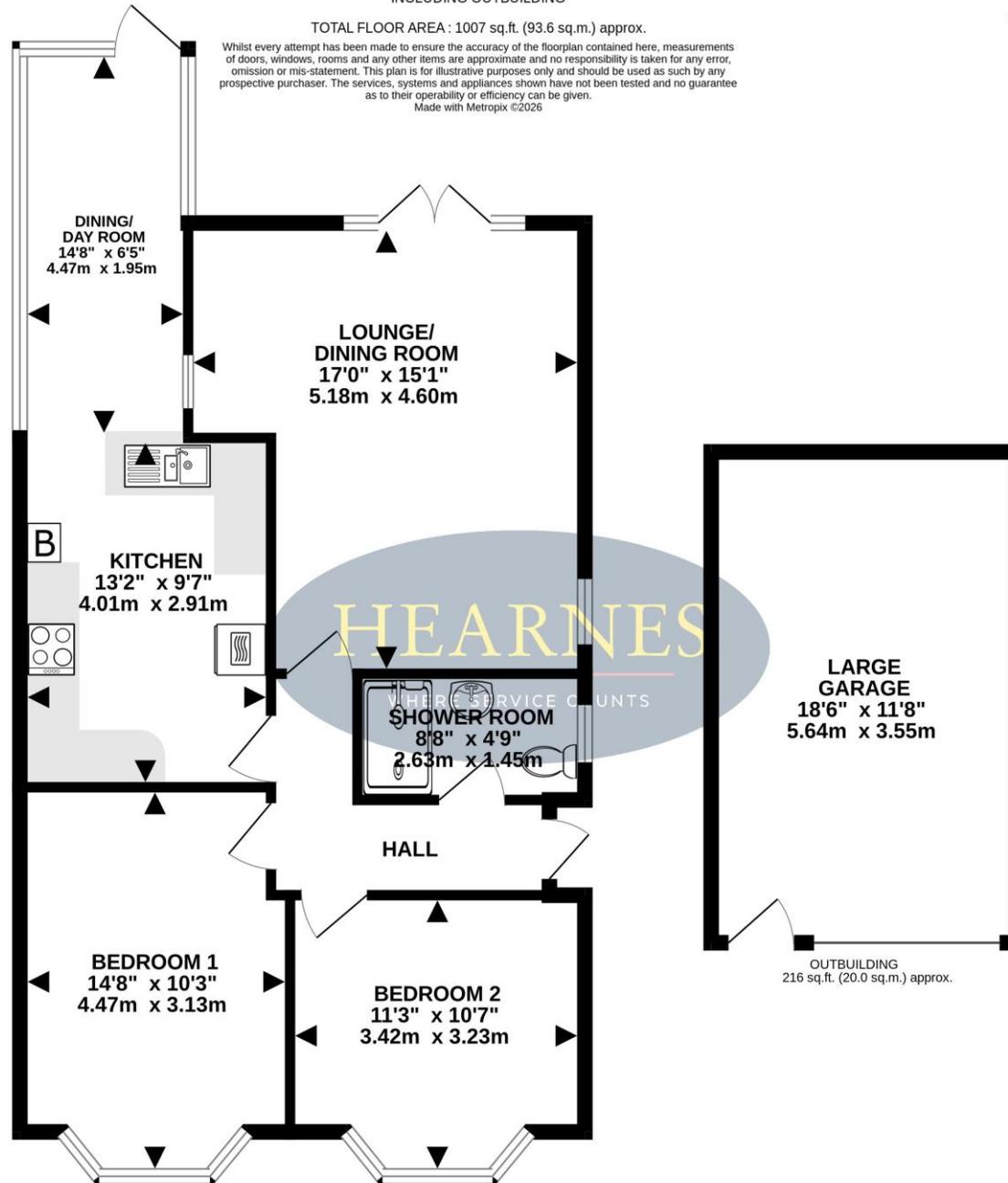




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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