



11 Conifer Avenue, Lower Parkstone, Poole, Dorset BH14 8RT

Guide Price £485,000 Freehold

**** NO FORWARD CHAIN ** LOCATION LOCATION LOCATION **** A superb three bedroom semi detached house situated in this sought after road in Lower Parkstone a short stroll away from local shops, school and Whitecliff's recreation ground providing scenic walks and views over the harbour. Lilliput Village and the trendy Ashley Cross are also close to hand. This beautifully presented home offers good sized living space throughout and viewing is imperative to not only appreciate its sought after location but also the accommodation on offer, which comprises: 15' living room, stylish kitchen, conservatory, two double bedrooms, single bedroom and modern shower room. Externally the property boasts a well maintained garden with a lawned area and sun deck. To the front the driveway provides ample off road parking which in turn leads to a through garage. Further features of this ideal family home include: feature fireplace to lounge, NEW BOILER 2021, fitted wardrobes to bedrooms one and two, fitted blinds, boarded loft, two garden sheds, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CE Juniors.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**ANTHONY
DAVID & CO**

Entrance Hall Doors to

Living Room 15' 11" x 13' 3" (4.85m x 4.04m)

Kitchen/Diner 15' 11" x 8' 11" (4.85m x 2.72m) + recess

Conservatory 14' 4" x 10' 2" (4.37m x 3.10m)

Landing Doors to

Bedroom One 14' 1" x 9' 7" (4.29m x 2.92m)

Bedroom Two 8' 10" x 8' 6" (2.69m x 2.59m)

Bedroom Three 10' 6" x 5' 10" (3.20m x 1.78m)

Shower Room 6' 5" x 5' 5" (1.96m x 1.65m)

Loft 15' 10" x 9' 4" (4.83m x 2.84m)

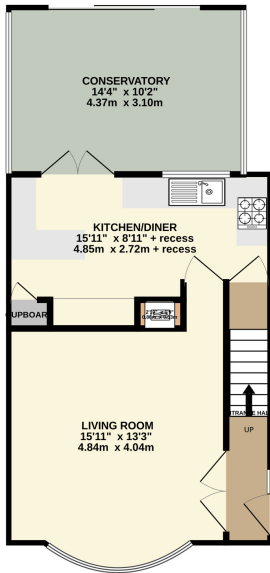
Garage 18' 1" x 8' 9" (5.51m x 2.67m)

Garden Enclosed

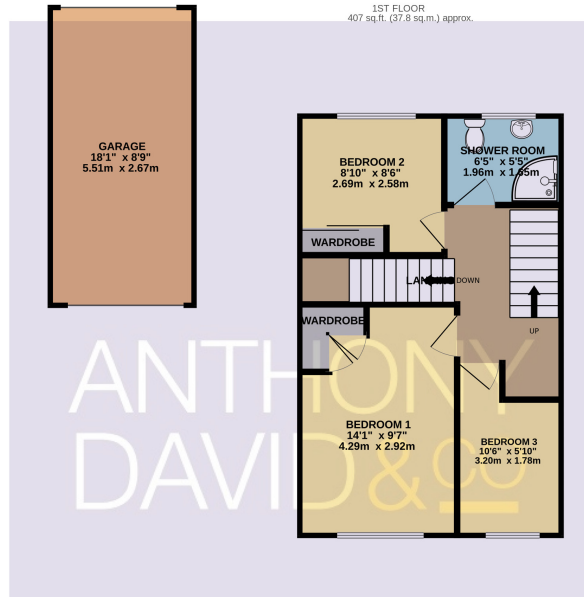
Driveway Ample off road parking

Council Tax Band D

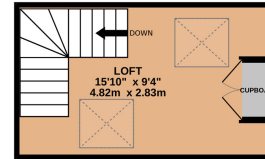
GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all 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.