

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



FOR SALE
HEARNES
01202 377371

HEARNES

WHERE SERVICE COUNTS

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

FREEHOLD PRICE £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, 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
- Good size 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 on white shaker style units with work tops over and integrated hob, extractor, oven and freestanding fridge/freezer and 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
- 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 sets near a bus stop, which is very convenient, and gives access to the surrounding area.

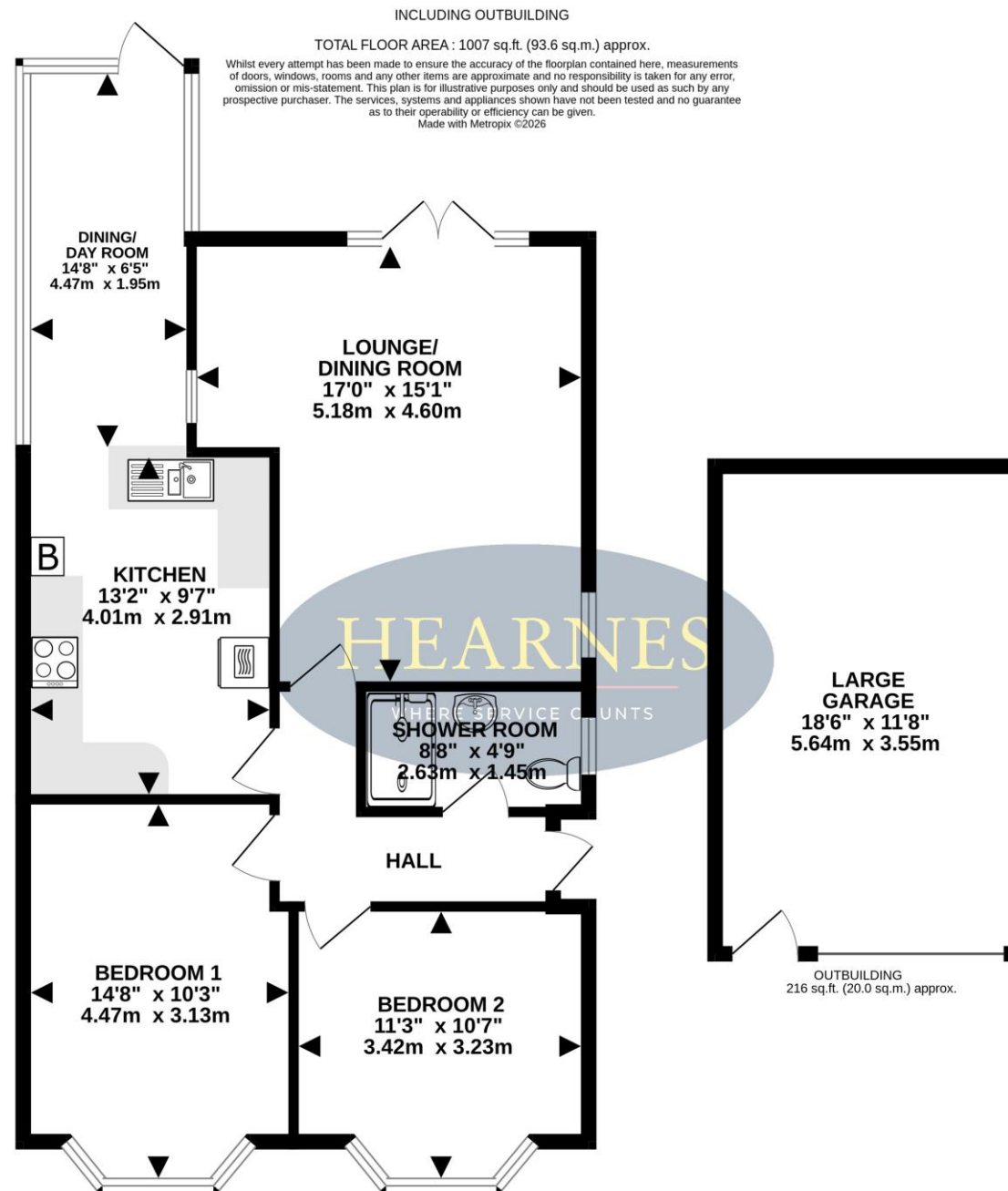
COUNCIL TAX BAND: C

EPC RATE: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily











www.hearnes.com

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