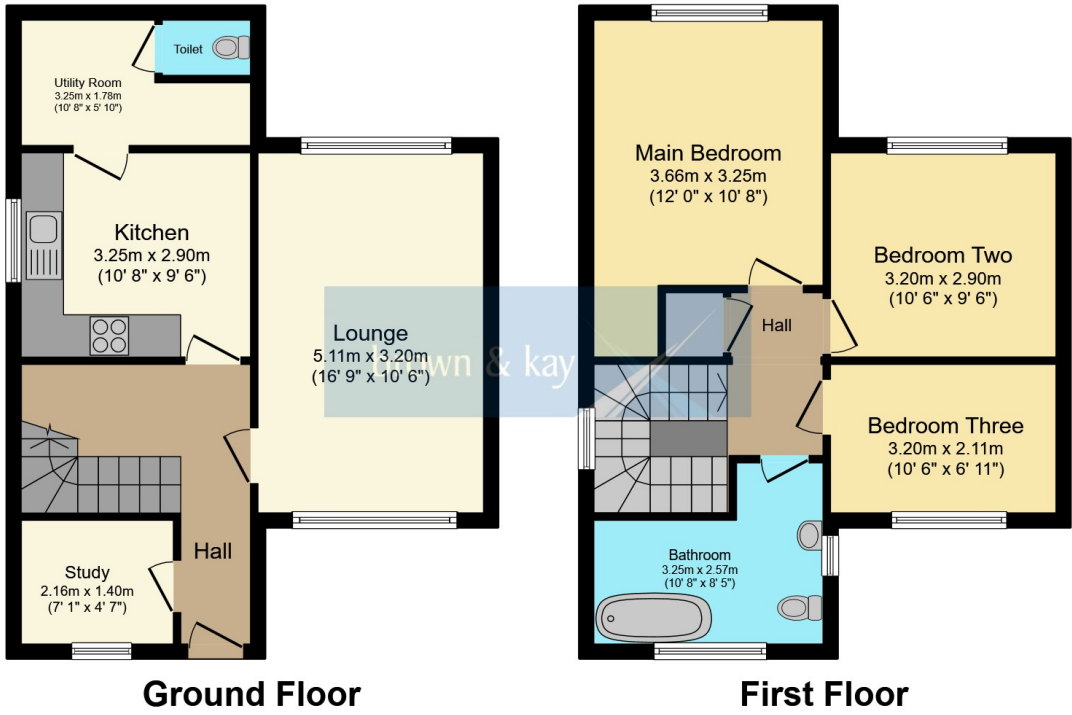




Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	42	75		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





126 Melbury Avenue, Parkstone, Dorset BH12 4EW

£310,000

The Property

A substantial three bedroom semi-detached house ideally situated on this popular residential road close to schools, shops and transport links to Bournemouth and Poole. Well-proportioned throughout, the property features a bright dual-aspect lounge, a kitchen with adjoining utility space, a study ideal for home working, and a convenient downstairs W.C. Upstairs offers three bedrooms and a generous family bathroom. Outside, the front driveway accommodates multiple vehicles, while gated side access leads to a private southerly-facing rear garden that enjoys sun all day and has been landscaped with low-maintenance artificial lawn and a new decking area. The rear garden also possesses a sizeable garage that can be used for additional office space or a home gym. Internal viewing is highly recommended to appreciate the accommodation on offer.

The property is situated in the popular location of Parkstone with local amenities and schools in the area. Ashley Road with its wide and varied range of shopping facilities and cafes is within comfortable reach and for more comprehensive needs the larger towns of Poole and Bournemouth are easily accessible. Branksome station is just a 20-minute walk away, offering direct rail links to London Waterloo, with a nearby bus stop for National Express services to London Victoria. With leisure in mind, both Bournemouth's long stretch of golden sand beaches and the historic Poole Quay are a short drive away.

ENTRANCE HALL

Stairs to the first floor landing.

LOUNGE

16' 9" x 10' 6" (5.11m x 3.20m) Dual aspect, radiator, fireplace.

STUDY

7' 1" x 4' 7" (2.16m x 1.40m) Front aspect.

KITCHEN

10' 8" x 9' 6" (3.25m x 2.90m) Side aspect, door to utility room, range of wall and base units with work surfaces over.

UTILITY/W.C.

10' 8" x 5' 10" (3.25m x 1.78m) Door to w.c.

FIRST FLOOR LANDING

Cupboard.

BEDROOM ONE

12' 0" x 10' 8" (3.66m x 3.25m) Rear aspect window, radiator, bedroom furniture.

BEDROOM TWO

10' 6" x 9' 6" (3.20m x 2.90m) Rear aspect, radiator.

BEDROOM THREE

10' 6" x 6' 11" (3.20m x 2.11m) Front aspect, radiator.

BATHROOM

10' 8" x 8' 5" (3.25m x 2.57m) Suite comprising bath with shower over, wash hand basin with vanity unit, low level w.c. Radiator.

FRONT OF THE PROPERTY

Driveway providing off road parking with the remainder of the front laid to lawn

REAR GARDEN

Southerly-facing sunny aspect with artificial lawn and decking area ideal for outside garden furniture and al fresco dining.

GARAGE

MATERIAL INFORMATION

Tenure - Freehold

Parking - Driveway plus there is a Garage ideal for additional office space or home gym

Utilities - Mains Electricity, Gas and Water

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - Band C

EPC Rating - E