



FOR SALE
HEARNES
01202 377377

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10 Argyll Road, Parkstone, Poole,
Dorset, BH12 2DR

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WHERE SERVICE COUNTS

10 Argyll Road, Parkstone, Poole, Dorset, BH12 2DR Property Address

FREEHOLD GUIDE PRICE £300,000 - £310,000

A well presented 2 double bedroom, turn of the century, semi-detached house with 2 reception rooms, kitchen/breakfast room and first floor bathroom room. Set in the heart of Parkstone, down a quiet road, the home has off road parking for one car at the front, and a good sized flat, southerly facing rear garden. The home has many of the original character features to include original stripped wooden doors, 2 fireplaces, one with a log burner and wooden floors in the sitting room. It further offers a modern kitchen with integrated appliances, modern internal décor, double glazing, gas central heating and the house is vacant and sold with no forward chain.

- Well presented 2 double bedroom semi detached home
- Turn of the century cottage style property
- Wonderful 40' x 20' southerly facing level garden with patio and lawn
- 2 reception rooms, both with character and charm
- Lounge/Dining room with fire surround and log burner fireplace, sitting room with fire surround and wooden floors
- Character features to include stripped wooden internal doors
- Kitchen/breakfast room that has an extensive range of pale wood shaker style units with work tops over and appliances to include a double oven, microwave, 4 ring gas hob, fridge/freezer, washing machine and dishwasher. Tiled floor with underfloor heating
- First floor bathroom with shower over the bath
- Bedroom one fitted with wardrobes
- Double glazing and gas central heating
- Space in front of the house for one car
- Sold vacant with no forward chain

Set off Albert Road, Argyll Road is a charming road containing character style houses and cottages. Set in a very convenient location, being a few hundred yards to Branksome Recreation Ground, Heatherlands Primary School and half a mile to the shops at Ashley Road. It is also within easy access to roads leading to both Poole and Bournemouth.

COUNCIL TAX BAND: C

EPC RATE: D

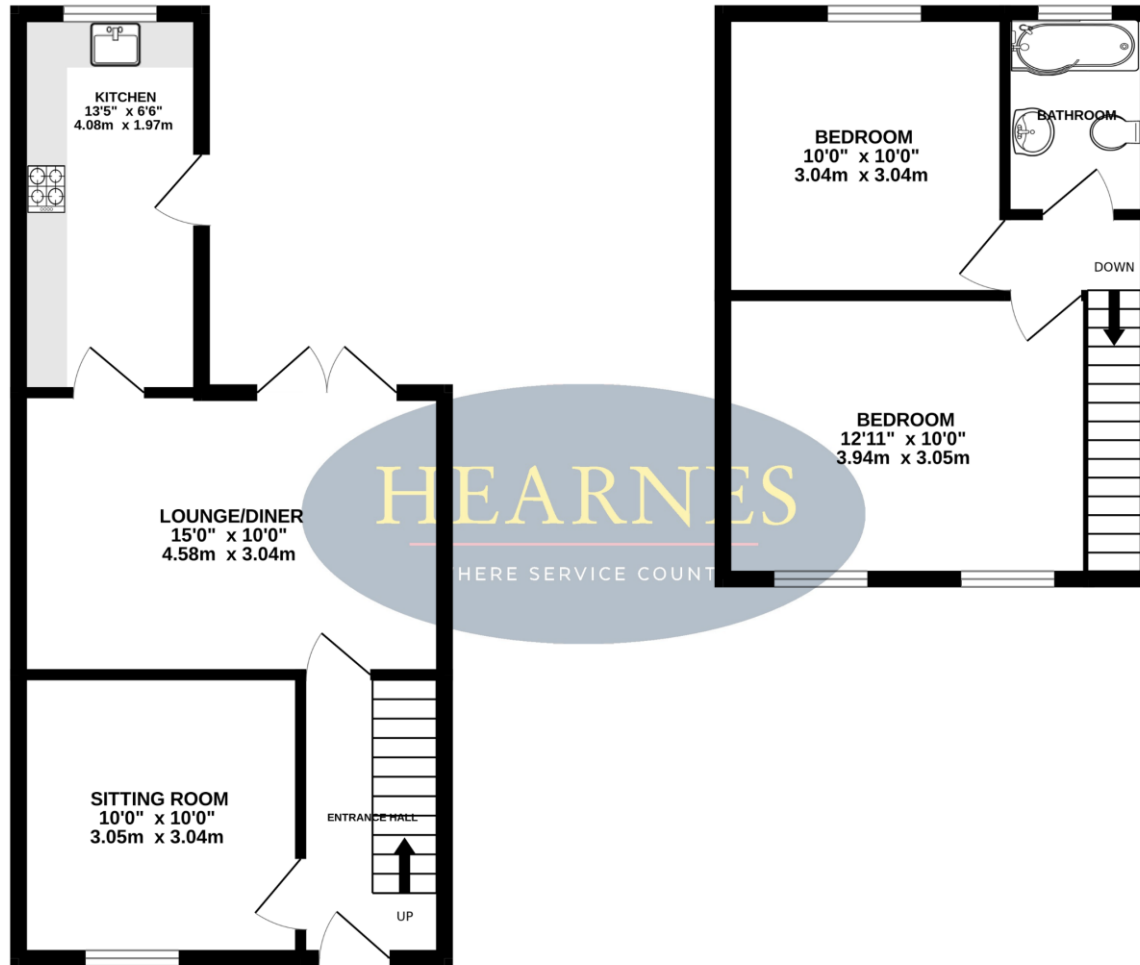
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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