




86 Alexandra Road, Parkstone, Poole, Dorset BH14 9EW

Guide Price £700,000 Freehold

info@anthonydavid.co.uk

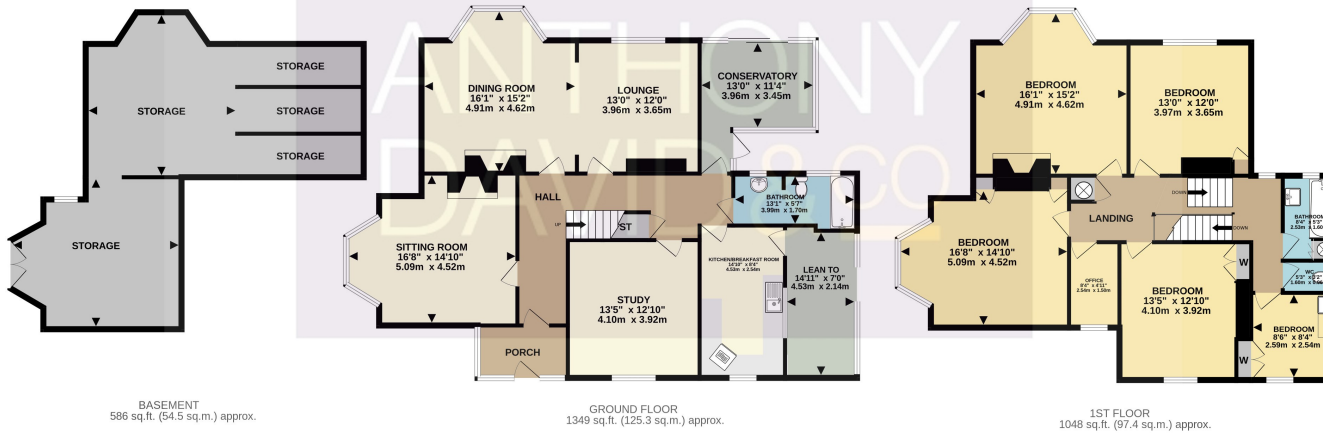
www.anthonydavid.co.uk

01202 677444 

**** IN NEED OF TOTAL REFURBISHMENT **** This substantial five bedroom detached house is ideally situated sat within its own plot in this residential road in Lower Parkstone within close proximity to local shops, central bus routes and amenities. The popular Alexandra Park is moments away. This rarely available project offers over 2984 sq ft of accommodation and internal viewing is imperative to appreciate not only its location but its full potential to become a spectacular residence. The accommodation comprises: sitting room, dining room, lounge, kitchen/breakfast room, conservatory, study, lean to, downstairs bathroom, office, separate cloakroom and upstairs bathroom. Externally there is a good sized South facing garden. To the front there is a detached garage and driveway providing off road parking. Further features include: basement/storage, NO FORWARD CHAIN, character features and gas central heating. School Catchment - Courthill Infants and Baden Powell and St Peters CE Juniors.

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TOTAL FLOOR AREA : 2984 sq.ft. (277.2 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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- Entrance Hall Doors to
- Sitting Room 16' 8" x 14' 10" (5.08m x 4.52m)
- Dining Room 16' 1" x 15' 2" (4.90m x 4.62m)
- Lounge 13' 0" x 12' 0" (3.96m x 3.66m)
- Kitchen/Breakfast Room 14' 10" x 8' 4" (4.52m x 2.54m)
- Conservatory 13' 0" x 11' 4" (3.96m x 3.45m)
- Lean To 14' 11" x 7' 0" (4.55m x 2.13m)
- Bathroom 13' 1" x 5' 7" (3.99m x 1.70m)
- Landing Doors to
- Bedroom 16' 1" x 15' 2" (4.90m x 4.62m)
- Bedroom 16' 8" x 14' 10" (5.08m x 4.52m)
- Bedroom 13' 5" x 12' 10" (4.09m x 3.91m)
- Bedroom 13' 0" x 12' 0" (3.96m x 3.66m)
- Bedroom 8' 6" x 8' 4" (2.59m x 2.54m)
- Bathroom 8' 4" x 5' 3" (2.54m x 1.60m)
- Separate Cloakroom 5' 3" x 3' 2" (1.60m x 0.97m)
- Garage Detached
- Garden South facing
- Driveway Off road parking
- Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(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 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.