




14 Burley Road, Parkstone, Poole, Dorset BH12 3DA

Guide Price £300,000 Freehold

**** PERFECT PROJECT **** This four bedroom detached chalet is set on an elevated plot tucked away on this quiet cul-de-sac in Parkstone within walking distance of the popular Ashley Road with its extensive range of shops and facilities, Turners recreation ground is also close by. The property is in need of total refurbishment and internal viewing is advised to appreciate not only is quiet location but its full potential. The accommodation on offer comprises: 20' lounge/diner, kitchen, two downstairs bedrooms and shower room and two further bedrooms to the upstairs. Externally the property boasts a low maintenance tiered Westerly aspect garden. To the front the driveway provides off road parking for three vehicles which in turn leads to a detached garage which houses a W.C. Further features include: NO FORWARD CHAIN, feature brick fireplace to lounge, eaves storage, garden outbuilding/storage, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants, Heatherlands Primary and St Edwards RC/cOE Secondary.

info@anthonydavid.co.uk

www.anthonydavid.co.uk

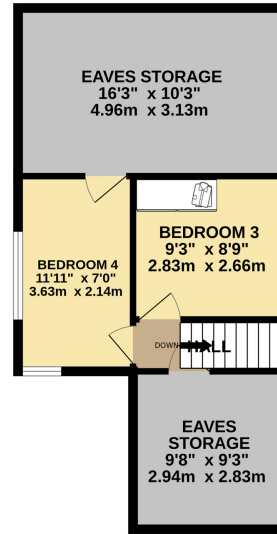
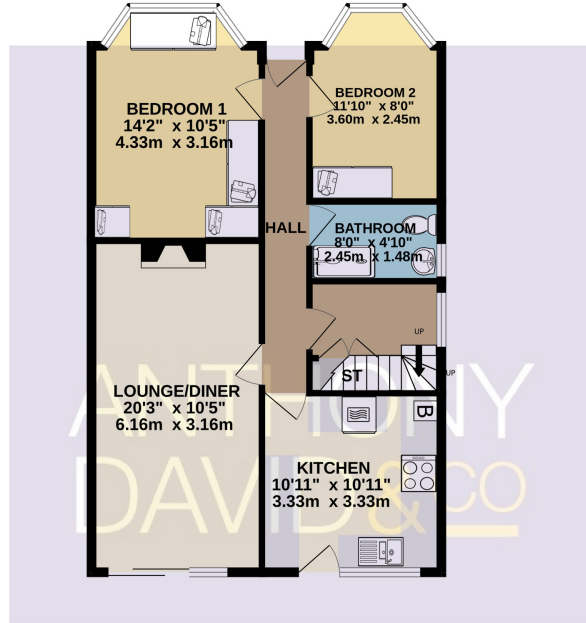
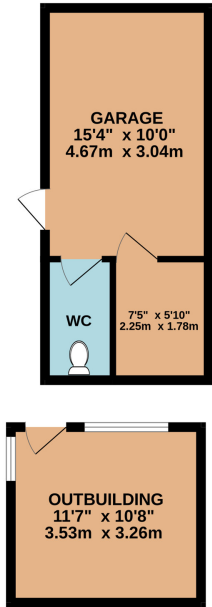
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**ANTHONY
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OUTBUILDINGS NOT EXACT LOCATION
350 sq.ft. (32.5 sq.m.) approx.

GROUND FLOOR
703 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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

Lounge/Diner 20' 3" x 10' 5" (6.17m x 3.17m)

Kitchen 10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom One 14' 2" x 10' 5" (4.32m x 3.17m)

Bedroom Two 11' 10" x 8' 0" (3.61m x 2.44m)

Shower Room 8' 0" x 4' 10" (2.44m x 1.47m)

Stairs to First Floor

Bedroom Three 9' 3" x 8' 9" (2.82m x 2.67m)

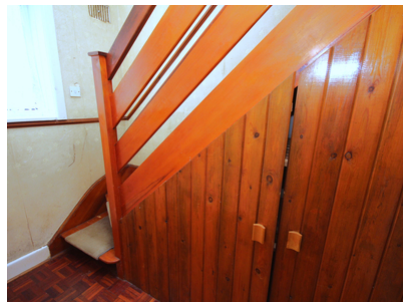
Bedroom Four 11' 11" x 7' 0" (3.63m x 2.13m)

Garage 15' 4" x 10' 0" (4.67m x 3.05m)

Garden Westerly aspect

Driveway Off road parking x 3

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		60	79
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.