

**Rossmore Road, Parkstone,
Poole, Dorset, BH12 3NJ**



HEARNES

WHERE SERVICE COUNTS

1 Rossmore Road, Parkstone, Poole, Dorset, BH12 3NJ

FREEHOLD GUIDE PRICE £350,000

A well presented and modernised 2 double bedroom detached bungalow with large garage, garden room, large loft and set in a very convenient location. The current owners have updated the property over their 7 years to include a new fitted kitchen, updated bathroom, redecoration, new flooring, and built the garage and summer house (currently used as a salon). It further offers a generous lounge/dining room, landscaped, low maintenance garden, off road parking for 3-4 cars and excellent outside storage.

- Spacious, well presented detached 2 double bedroom bungalow
- Generous lounge/dining room
- Modern kitchen in a range of pale high gloss handleless units with integrated Neff induction hob, Bosch oven, integrated fridge/freezer, space and plumbing for washing machine
- Modern bathroom with shower over the bath
- Gas central heating and double glazing
- Excellent outside storage areas
- Good sized detached garage with power, light and workshop area
- Summer house, presently used as a salon with power and light and a door into a further storage area (presently housing the tumble dryer)
- Pull down ladder into a fully boarded loft with window, power and light. Excellent storage area or area to be converted into a loft room (subject to relevant permissions)
- Level, fully enclosed low maintenance garden
- Off road parking for 3-4 cars in tandem
- A home that has been loved by the current owners

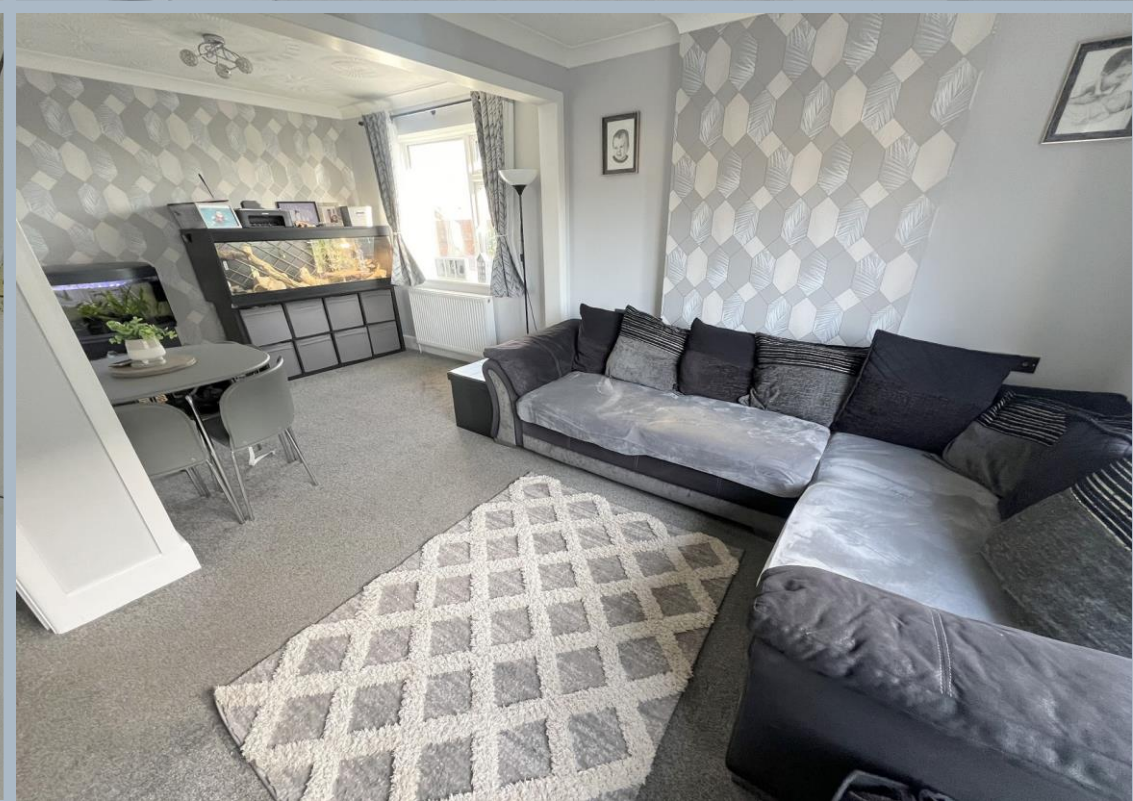
Situated in Rossmore Road, within easy access to Ringwood Road leading out to the A35. The property is conveniently located near the local recreation ground and Co-op which are a few hundred yards away and both Poole and Bournemouth Town Centres are approximately 3 miles away. Tower Park with within 1 mile with its local leisure facilities and Tesco Superstore.

COUNCIL TAX BAND: C

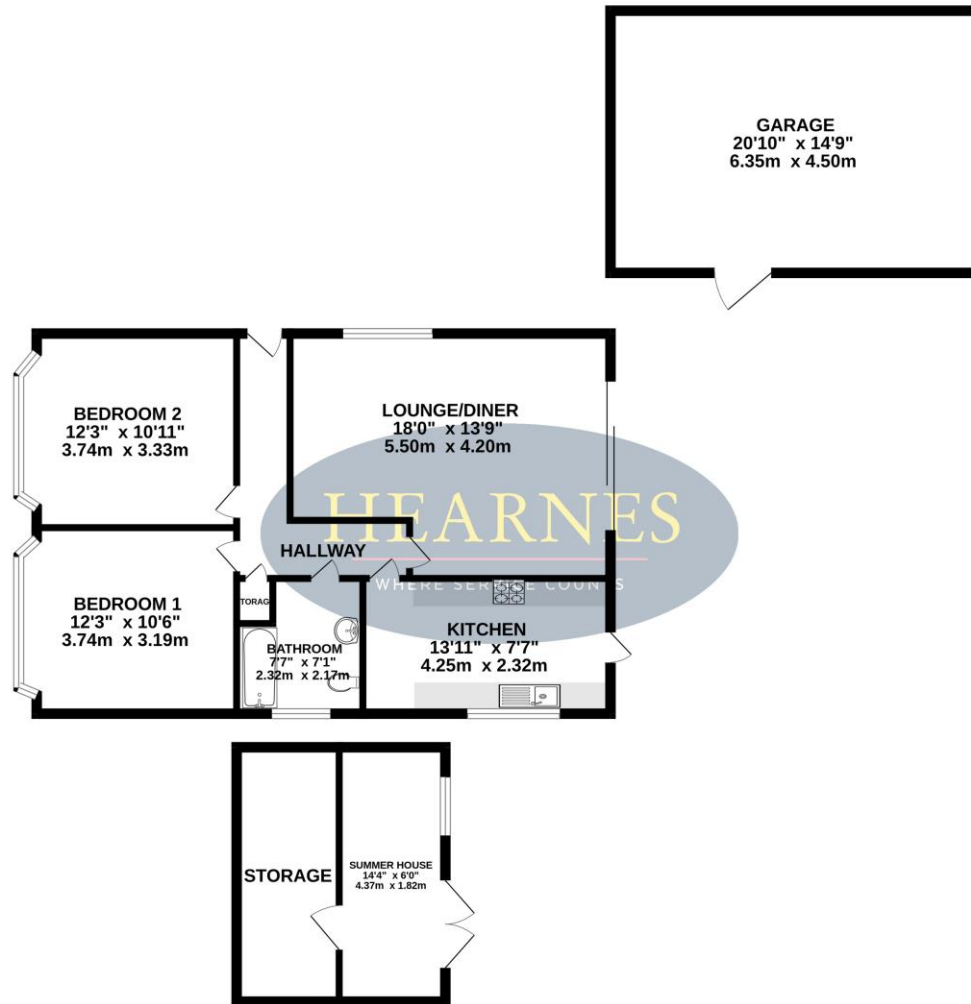
EPC RATE: D

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.





1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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