



**2B Curtis Road, Parkstone, Poole,
Dorset, BH12 3AQ**

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Freehold Price £285,000

An attractive and well-presented two double bedroom semi-detached bungalow set in a convenient location in Parkstone. This modern brick bungalow, was built in 2008, forming part of a pair of bungalows and is set down a driveway, making it secluded from the road. The home comprises of a lounge, separate kitchen, modern shower room and conservatory leading the rear courtyard garden. Outside is parking for two cars.

- Immaculately presented 2 double bedroom semi-detached bungalow, built in 2008
- Set in a quiet location accessed via a shared driveway (maintained on an as and when basis)
- Spacious lounge with double doors leading to a conservatory with access to the garden
- Fitted kitchen in a range of units with work tops over and integrated sink, 4 ring electric hob, extractor fan, space and plumbing for washing machine and space for fridge/freezer
- Modern bathroom with a double walk in shower, wash hand basin fitted into a vanity unit with extra cupboard space, fixed mirror with a light above and wc
- Mitsubishi Air Conditioning System fitted in lounge and master bedroom
- Grey carpeted flooring in lounge, both bedrooms and the hallway
- Gas central heating and double glazing
- Low maintenance attractive courtyard garden with a roofed pergola and side access to the rear
- Parking for 2 cars

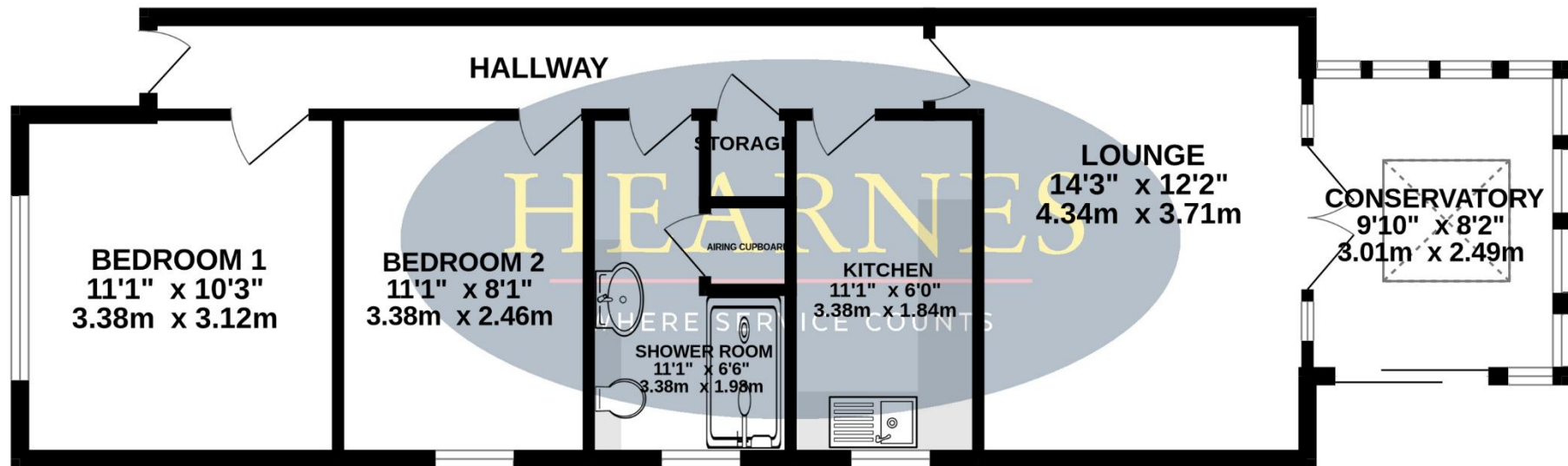
Set in a popular road in Parkstone, the house is within a few hundred yards to the shops at Parkstone and just over a mile to Ashley Cross. Tower Park, with its leisure facilities is just over a mile away and Poole Town Centre 2 miles. Other local amenities include Branksome Retail Park and Recreation Ground.

COUNCIL TAX BAND: C

EPC RATE: C

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.





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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