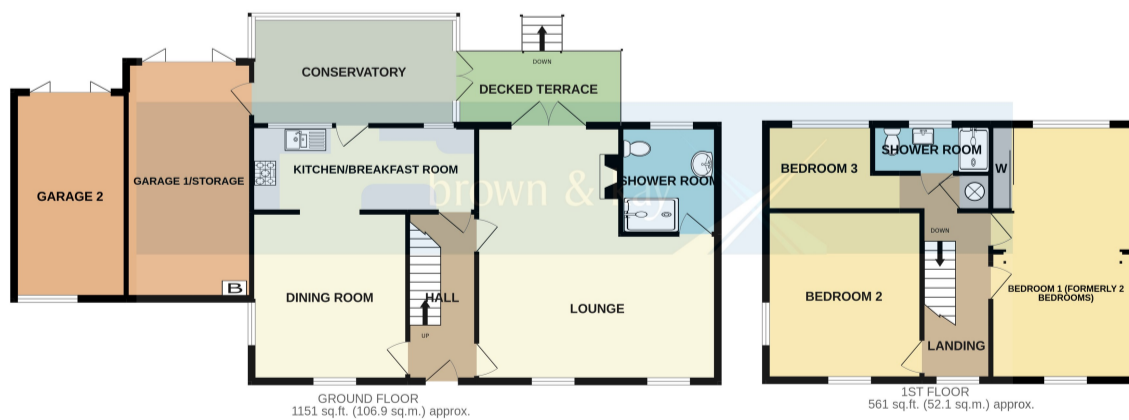




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1712 sq.ft. (159.0 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. Made with Metropix ©2022



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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## 38 Woking Road, PARKSTONE BH14 0BZ

£600,000

### The Property

A three (previously four) bedroom detached house situated on a large corner plot in Lower Parkstone. As well as upgrading the existing accommodation to make a lovely family home, there is also potential to re develop the site - this would be subject to planning, however our client is selling on an unconditional basis only. The accommodation currently consists of a large L shaped lounge, dining room, sun room, kitchen/breakfast room, ground floor shower room, three first floor bedrooms (previously four) and shower room. Outside, there are two garages/store rooms, private garden which is mainly laid to patio with off road parking to the rear for multiple vehicles.

The property is well located in this popular location being within walking distance of local amenities including Waitrose store on the Ashley Road. Ashley Cross which is also close to hand offers more of an eclectic mix of cafe bars, restaurants and independent shops as well as the local rail station with links through to Bournemouth and London Waterloo. Local schools, catering for different ages, are also within close proximity.

### ENTRANCE HALL

Stairs to the first floor.

### L SHAPED LOUNGE

20' 6" x 19' 8" (6.25m x 5.99m) narrowing to 11'1 Two front aspect UPVC double glazed windows, radiator, rear aspect wooden French doors to the open veranda/patio area.

### SHOWER ROOM

UPVC double glazed window, wash hand basin, shower cubicle and low level w.c.

### KITCHEN

17' 8" x 6' 7" (5.38m x 2.01m) Range of wall and base units with work surfaces over, five point gas hob and electric oven.

### DINING ROOM

13' 1" x 12' 2" (3.99m x 3.71m) UPVC double glazed windows to the side and front, radiator.

### SUN ROOM

15' 1" x 8' 3" (4.60m x 2.51m) Timber and brick construction, door leading to the garage/large store room.

### FIRST FLOOR LANDING

Doors to first floor accommodation.

### BEDROOM ONE

20' 5" x 11' 1" (6.22m x 3.38m) (previously two bedrooms) Front and rear aspect UPVC double glazed windows, radiators, built-in wardrobes, door to over eaves storage.

### BEDROOM TWO

13' 1" x 12' 1" (3.99m x 3.68m) Front and side aspect UPVC double glazed windows, radiator.

### BEDROOM THREE

8' 5" x 6' 8" (2.57m x 2.03m) Rear aspect UPVC double glazed window, radiator.

### SHOWER ROOM

Shower cubicle, wash hand basin and low level w.c.

### GARAGE/STORE ROOM

18' 4" x 9' 9" (5.59m x 2.97m) Wooden folding door, power and light.

### GARAGE TWO/STORE ROOM

15' 6" x 8' 6" (4.72m x 2.59m) Window, power and light.

### OFF ROAD PARKING

Parking for numerous vehicles to the rear.

### REAR GARDEN

Mainly laid to patio with a mix of mature trees, shrubs and floral borders.

### COUNCIL TAX - BAND C