



1 Grove Road, Parkstone, Poole, Dorset BH12 3LG

Guide Price £300,000 Freehold

GUIDE PRICE £300,000 - £310,000 ** IDEAL STARTER HOME ** A stylish three bedroom semi-detached house ideally situated in this residential road in Parkstone, within close proximity of Ashley Road with it's array of shops, amenities and central bus routes. Ashley Cross with it's trendy bars and bistros, is also close by. This lovely family home makes an ideal first-time home or investment purchase, and internal viewing is highly advised to appreciate the accommodation on offer which comprises: 14' modern lounge, contemporary kitchen, three bedrooms, family bathroom and downstairs WC. Externally, the property offers a well-maintained, enclosed rear garden mostly laid to lawn with block paved sun patio and shingled seating area. To the front, the property offers ample off-road driveway parking which in turn leads to the lean-to storage area. Further features of this 'little gem' include: wood burner to the lounge, built-in wardrobe to bedroom one, feature fireplaces, pantry cupboard to the kitchen, UPVC double glazing and gas central heating. Nearby Schools - Livingstone Infants, Heatherlands Primary, St Edwards RC/CoE Secondary and Poole High School.

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ANTHONY
DAVID & CO

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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 14' 5" x 13' 10" (4.39m x 4.22m)

Kitchen 10' 2" x 9' 1" (3.10m x 2.77m)

Bathroom 9' 1" x 4' 5" (2.77m x 1.35m)

Hall 5' 0" x 3' 9" (1.52m x 1.14m)

WC 5' 0" x 2' 3" (1.52m x 0.69m)

Pantry 4' 4" x 4' 0" (1.32m x 1.22m)

Landing Doors to...

Bedroom One 14' 4" x 8' 11" (4.37m x 2.72m)

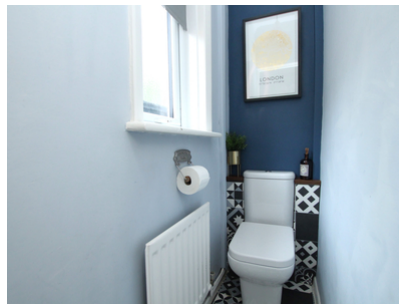
Bedroom Two 12' 1" x 10' 1" (3.68m x 3.07m)

Bedroom Three 9' 0" x 7' 2" (2.74m x 2.18m)

Garden Enclosed

Parking Driveway

Council Tax Band C



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.