



HEARNES

WHERE SERVICE COUNTS

**21 Francis Avenue, Parkstone,
Poole, Dorset, BH12 2AT**

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FREEHOLD PRICE £325,000

A charming, well presented, 3 bedroom, semi detached 1930's home with many original features and a delightful rear garden. This home has been dearly loved by the current owner who has updated the property blending the original features with her own eclectic style. The home benefits from a well planned downstairs layout to include a welcoming entrance hall, open plan kitchen/dining room, with views of the garden, and sitting room with wooden floors, bay window and a log burner. Upstairs are 2 double bedrooms with decorative fire surrounds, a good size single bedroom and family bathroom. The front and rear gardens are a real feature with an array of flowering plants and trees with the rear housing a brick built, 17'5 x 10'3 storage room, having power and light, providing excellent storage or a possibility of turning it into a gym/home office. Presently the owner parks on the road, however there is potential for off road parking, like others in the road.

- Well presented, charming 1930's 3 bedroom semi detached home
- Open plan kitchen/dining room overlooking the garden. The kitchen is fitted in a range of units with work tops over, extending to form a breakfast bar. Fitted with oven, hob, extractor, integrated fridge/freezer and free standing slimline dishwasher and washing machine
- Delightful sitting room with wooden flooring, bay window and log burner
- Entrance hall with wooden floors, understairs storage and original stained glass windows
- Character features to include picture rails, original stairway, stripped wooden floors, fire surrounds, bay windows, and original doors with Bakelite door handles
- Mostly double glazed windows with either fitted blinds or curtains
- Gas central heating
- Delightful 'English', wildlife friendly, organic garden having a rear patio, area of lawn, vegetable garden and path leading to a detached storage room/office with power and light
- Front garden with potential for off road parking (planning will need to be applied for to drop the kerb)
- Sold vacant with no forward chain

Francis Road runs between Gwynne Road and Dougals Road in Parkstone. The road contains many older style houses and is conveniently located within half a mile of the shops at Ashley Road, Branksome Recreation Ground, Penn Hill and Branksome Rail Station. Bournemouth is just over 2 miles away and Poole Town Centre, just over 3 miles.

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.

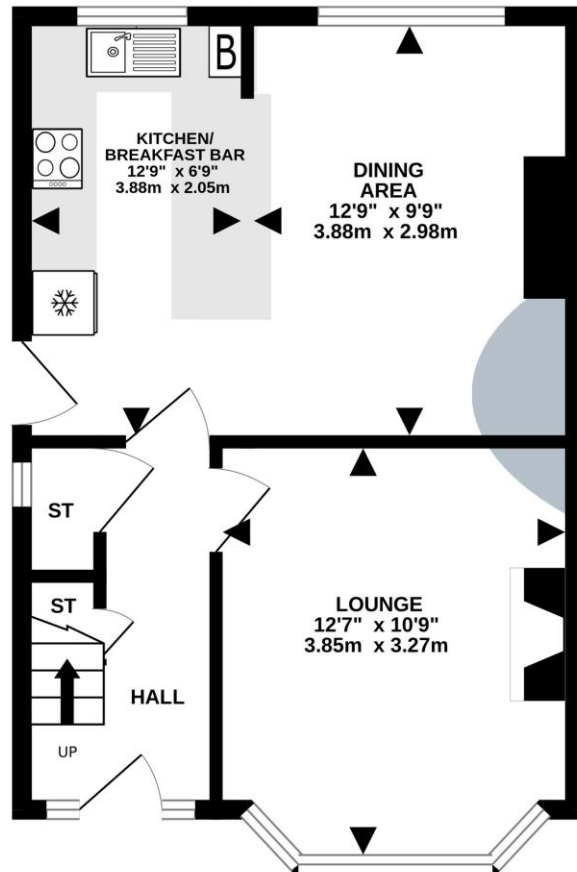




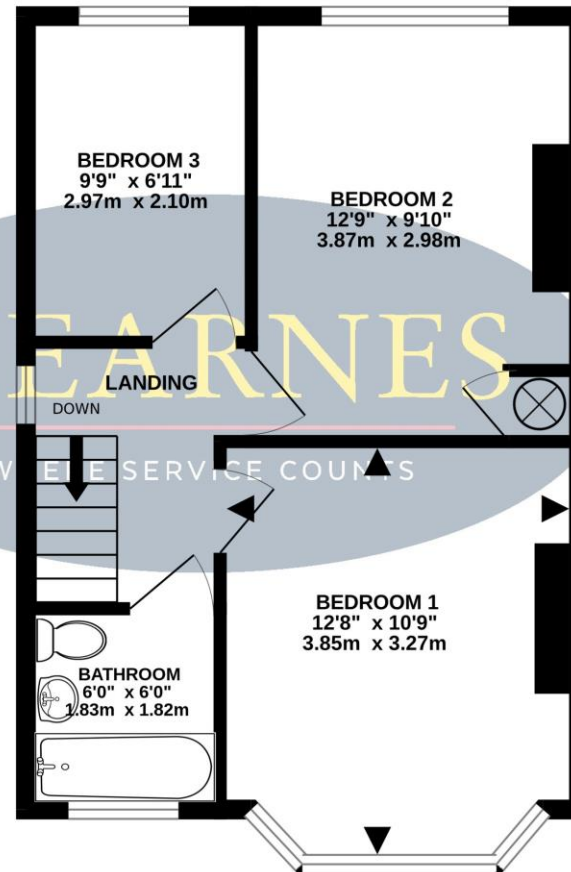
TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

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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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



OUTBUILDING
179 sq.ft. (16.6 sq.m.) approx.





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