



44 Hermitage Road, Parkstone, Poole, Dorset BH14 0QQ

£345,000 Freehold

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A characterful three double bedroom semi detached house conveniently situated in this cul-de-sac location in Parkstone within close proximity from Ashley Road with its array of shopping facilities, amenities and central bus routes. Ashley Cross with its trendy bars and bistros is also close to hand. This spacious property is set over four floors and internal viewing is advised to appreciate the 1400 sq ft of accommodation on offer, which comprises: 22' cellar, lounge, modern kitchen/diner, utility room and white bathroom suite. Externally the property boasts a good sized rear garden being mainly laid to lawn. Further features include: on street parking, VENDOR SUITED, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Infants, Longfleet Primary and St Edwards RC/CoE Secondary.

**ANTHONY
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TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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 10' 11" x 6' 0" (3.33m x 1.83m)
- Lounge 14' 8" x 11' 3" (4.47m x 3.43m) into bay
- Kitchen/Diner 17' 6" x 10' 10" (5.33m x 3.30m)
- Utility Room 11' 8" x 5' 3" (3.56m x 1.60m)
- Cellar 22' 4" x 17' 11" (6.81m x 5.46m)
- Landing 14' 4" x 7' 5" (4.37m x 2.26m)
- Bedroom One 10' 11" x 10' 10" (3.33m x 3.30m)
- Bedroom Two 10' 11" x 9' 11" (3.33m x 3.02m)
- Bathroom 7' 5" x 7' 4" (2.26m x 2.24m)
- Stairs to
- Bedroom Three 16' 6" x 9' 10" (5.03m x 3.00m)
- Garden Good sized
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.