



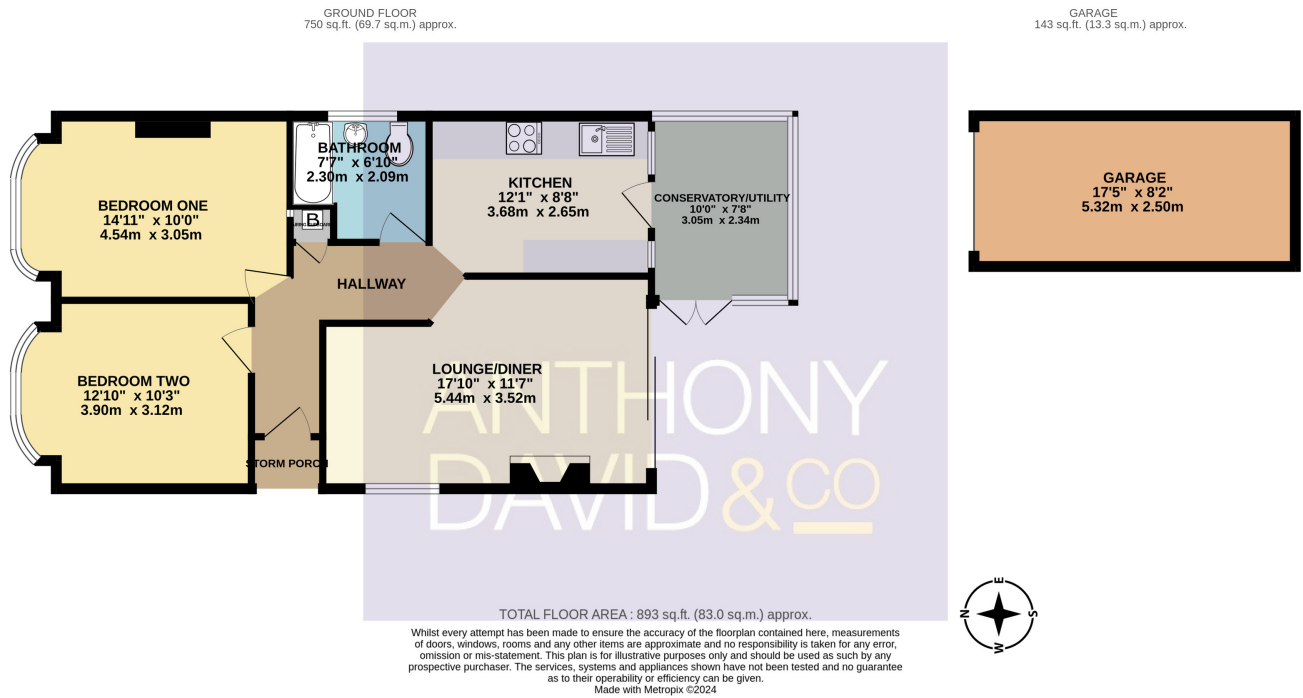
12 Churchill Crescent, Parkstone, Poole, Dorset BH12 2NG

£325,000 Freehold

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A two double bedroom detached bungalow situated on this quiet cul-de-sac in Parkstone close to Ashley Road with it's array of shops and amenities, whilst Branksome Recreation Ground is also a short distance away. This characterful home offers spacious accommodation throughout comprising: 17' lounge/diner, fitted kitchen, conservatory and family bathroom. To rear the property boasts a low maintenance south facing garden being mainly laid to shingle with paved patio area, to the front there is a garden and ample driveway which in turn leads to a detached garage. Further features include: new boiler (2023), feature fireplace, bay windows to both bedrooms, UPVC double glazing and gas central heating. Nearby Schools - Sylvan Infant School, Branksome Heath Junior School and Poole High School.

**ANTHONY
DAVID & CO**



Entrance Hall Doors to...

Lounge/Diner 17' 10" x 11' 7" (5.44m x 3.53m)

Kitchen 12' 1" x 8' 8" (3.68m x 2.64m)

Conservatory 10' 0" x 7' 8" (3.05m x 2.34m)

Bedroom One 14' 11" x 10' 0" (4.55m x 3.05m)

Bedroom Two 12' 10" x 10' 3" (3.91m x 3.12m)

Bathroom 7' 7" x 6' 10" (2.31m x 2.08m)

Garden South Facing

Driveway Ample off road parking

Detached Garage 17' 5" x 8' 2" (5.31m x 2.49m)

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.