



**Gussage Road, Parkstone
Poole, Dorset, BH12 4BZ**

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Freehold Price £300,000

Set back from the road, in a quiet location, within walking distance of Bourne Valley Nature Reserve, is this immaculately presented 3 bedroom semi-detached home. The current owners have undergone refurbishment to include a luxury fully tiled family bathroom, ground floor cloakroom, redecoration, new flooring, new combination boiler and some new double glazed windows. The home has a large central lounge/dining room with doors to the westerly facing garden, welcoming entrance hall with luxury fitted cloakroom, off road parking for 2 cars and a shared driveway leading to a garage. The owners keep their home spotlessly clean, and it has been well cared for over the years.

- Immaculately presented semi-detached 3 bedroom home
- Set off the road with off road parking to the front
- Spacious central lounge/dining room with doors to the garden
- Good sized kitchen (the only room the owners haven't modernised) and fitted with a range of units with worktops over, a newly tiled splash back has been fitted
- Luxury fully tiled ground floor cloakroom
- Good sized master bedroom with 2 further bedrooms
- Luxury fully tiled family bathroom with electric shower over the bath, vanity unit and w.c
- Recently fitted combination boiler and newly fitted gas central heating system with radiators
- Double glazed throughout
- Shared driveway leading to a single garage
- Fully enclosed westerly facing garden that enjoys the sun most of the day
- Tastefully decorated throughout

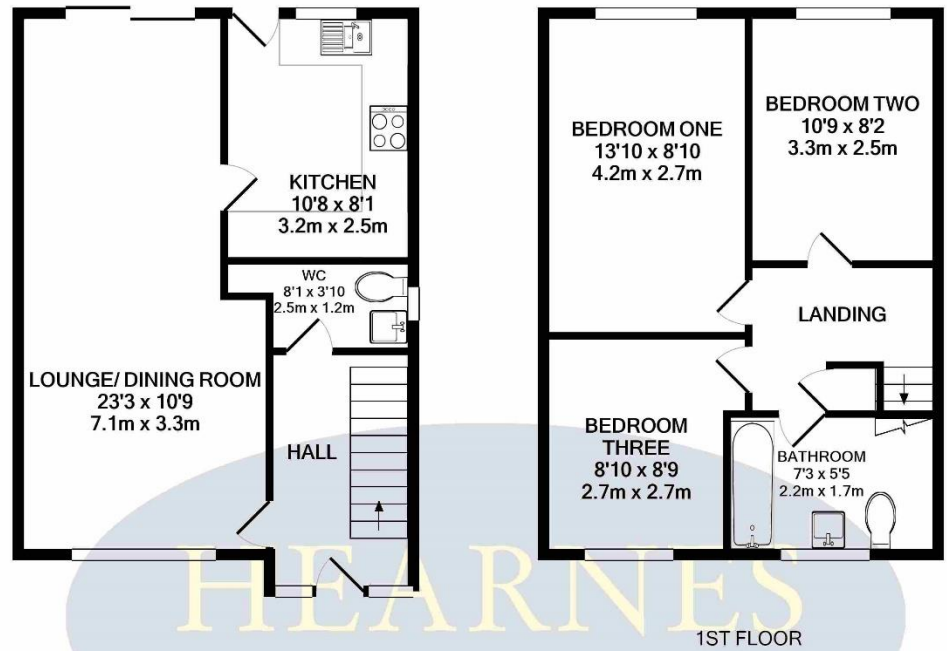
The property is situated in a popular residential area with Bourne Valley just 200m away with its 15 hectares of natural heathland, walking and cycle paths, open grassland, and central pond. Local facilities are just half a mile walk in Wallisdown and Sainsbury's superstore is a similar distance in Alder Road. Rossmore Leisure Centre is just under a mile away and Knighton Heath Golf Course is within 2.5 miles. The beach and sea are around 3 miles away.

COUNCIL TAX BAND: C

EPC RATING: D

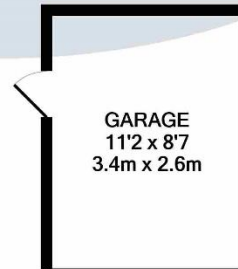
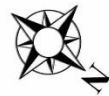


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR

WHERE SERVICE COUNTS



GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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