

**173 Parkstone Avenue, Penn Hill,
Poole, Dorset, BH14 9LP**

**Price Guide
£500,000-£525,000
Freehold**



A character detached family home situated within a sought after location a short walk away from Penn Hill and within the Courthill and Baden Powell school catchments. The well proportioned living accommodation comprises an entrance hallway, ground floor shower room, lounge and dining room, kitchen, conservatory, three double bedrooms, study/office and cloakroom. Whilst there is UPVC double glazing (triple glazing to the front) and gas fired central heating, the property does require updating which represents an ideal refurbishment project. There is also off road parking with the potential to create more and a low maintenance rear garden.

SIDE ENTRANCE With UPVC part double glazed opaque door leads through to:

ENTRANCE HALLWAY Coved and textured ceiling, light point, fire alarm, picture rail, double panelled radiator, stairs give access to first floor accommodation, understairs storage cupboard, cable and telephone points (subject to any necessary subscriptions), central heating control panel, stripped wooden doors then lead off through to the:

LOUNGE/DINING ROOM 22' 10" x 12' (6.96m x 3.66m) MAX MEASUREMENTS

Lounge area: Coved and textured ceiling, light point, picture rail, UPVC triple glazed window to front aspect, radiator below, focal point coal effect gas fire with marble hearth, inlay and mantel surround, cable point (subject to any necessary subscriptions), dado rail, archway leads through to the:

Dining area: Textured ceiling, light point, picture rail, dado rail, UPVC triple glazed window to front aspect, radiator below, ample space for dining room table and chairs.

KITCHEN 12' 5" x 9' 6" (3.78m x 2.9m) Comprising of a range of matching wooden fronted wall and base units to include drawers, glass fronted display cabinets, open corner display shelving, roll edge worksurfaces incorporating one and a half bowl stainless steel drainer sink with mixer tap, space for free standing gas cooker, concealed extractor canopy above, space for free standing appliances to include upright fridge/freezer, washing machine and dishwasher, textured ceiling, light point, tiled floor, UPVC double glazed French style doors with lead feature lead through to the:

CONSERVATORY 14' 5" x 9' 2" (4.39m x 2.79m) Quality constructed conservatory with brick built base, UPVC double glazed windows to the side and rear aspect, UPVC double glazed French doors giving access onto the rear garden, polycarbonate sloping roof, tiled floor.

GROUND FLOOR SHOWER ROOM 8' 5" x 5' (2.57m x 1.52m) A modern ground floor shower room currently comprising of walk in shower with mains operated shower, low flush WC, vanity unit with wash hand basin, mixer tap and marble effect splashback, glass fronted storage cabinet above, grey gloss fronted double storage cupboard below, to the side there is an additional matching storage unit, chrome effect ladder style towel rail, UPVC double glazed opaque window to the side aspect, coved and smooth set ceiling, light point, tile effect floor.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO FIRST FLOOR ACCOMMODATION With UPVC double glazed opaque window to side aspect.

FIRST FLOOR LANDING Textured ceiling, smoke detector, wall mounted light, doors then lead off to:

BEDROOM 1 12' x 11' (3.66m x 3.35m) Textured ceiling, light point, UPVC triple glazed window to front aspect, radiator below, picture rail, ample space for free standing bedroom furniture.

BEDROOM 2 12' x 11' (3.66m x 3.35m) Textured ceiling, light point, picture rail, UPVC triple glazed window to front aspect, radiator below, ample space for bedroom furniture.

BEDROOM 3 12' 5" x 10' (3.78m x 3.05m) Textured ceiling, light point, picture rail, UPVC double glazed window to rear aspect, radiator below, space for bedroom furniture.



BEDROOM 4/STUDY 9' 1" x 5' (2.77m x 1.52m) Textured ceiling, light point, loft access hatch providing roof storage space, UPVC double glazed opaque windows to side and rear aspects, wall mounted Worcester boiler, radiator.

CLOAKROOM Comprising of a low flush WC, pedestal wash hand basin with pillar taps, textured ceiling, light point, UPVC double glazed window to side aspect, radiator, airing cupboard housing the hot water tank, slatted shelving for linen storage, single glazed opaque sash window to side aspect.

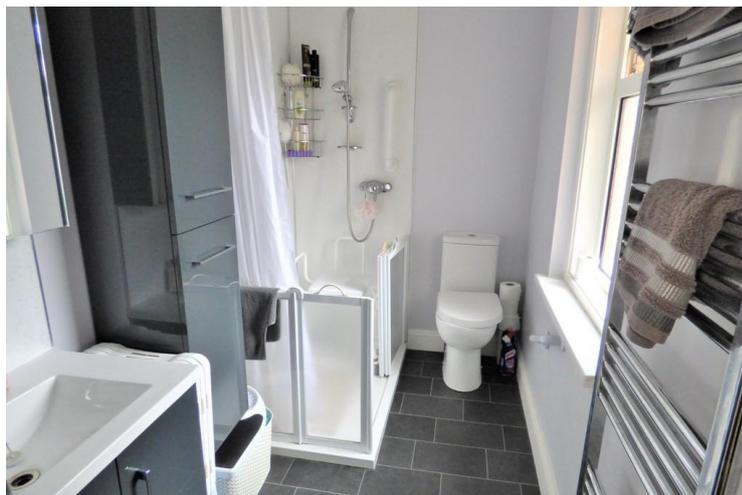
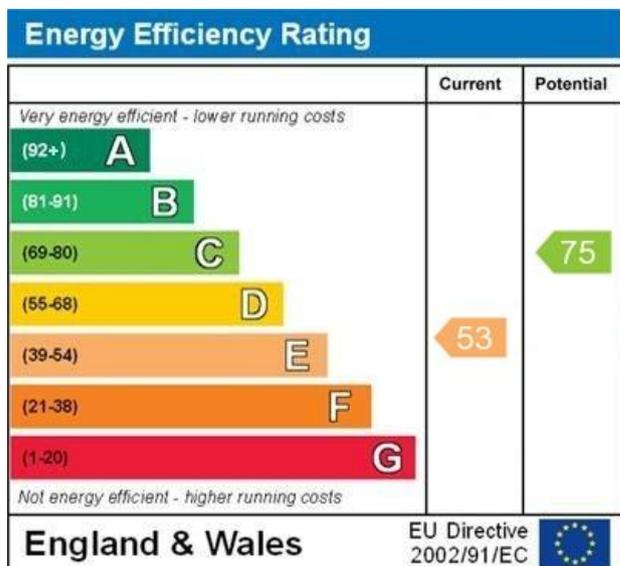
OUTSIDE - FRONT There are two driveways either side providing off road parking and to the centre, there is currently crazy paving, stone chippings and a selection of mature plants and shrubbery, this could also be used for additional parking. The side of the property leads up to a pathway and then to a wooden gate which gives access into:

OUTSIDE - REAR The rear garden is laid out for minimal maintenance in mind and is predominantly laid with brick paving, a small patio area abuts the conservatory suitable for outside dining/garden furniture. To the side there is a decked area and throughout there is a selection of mature plants, trees and shrubbery. Down the side of the property is a timber constructed storage shed plus space for additional storage units and an outside water tap.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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