

**37B Highview Gardens, Parkstone,
Poole, Dorset, BH12 3HH**

**£310,000
Freehold**



A modern two bedroom detached bungalow which forms part of a small courtyard style development of only three properties. The property is presented in lovely condition throughout and offers both spacious and well appointed accommodation comprising entrance hall, lounge/dining room, fitted kitchen with integrated appliances, conservatory, two double bedrooms and a family bathroom. Other features include gas central heating, double glazing, garden and parking for two cars.

APPROACH From the parking area brick paved pathway extends to the front of the property.

UPVC FRONT DOOR With decorative glazed panel opening into:

ENTRANCE HALL Radiator, loft hatch, wall mounted thermostat control, recessed ceiling spotlights, built in full height storage cupboard with space and plumbing for automatic washing machine

LOUNGE/DINING ROOM 14' 9" x 10' 7" (4.5m x 3.23m) Radiator, recessed ceiling spotlights, UPVC double glazed sliding patio doors which open into:

CONSERVATORY An attractive addition to the property being of UPVC construction with part fixed and opening windows, polycarbonate roof, glazed double doors open out to the rear garden

KITCHEN 9' 5" x 7' 3" (2.87m x 2.21m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary worksurface areas having ceramic tiled splashbacks, inset single drainer stainless steel sink unit with chrome mixer tap, built in stainless steel electric oven with matching hob and extractor fan above, integrated fridge and freezer, integrated dishwasher, tiled floor, recessed ceiling spotlights, wall mounted Glow Worm central heating boiler, UPVC double glazed rear aspect window, part glazed UPVC door to side

BEDROOM 1 11' 7" x 8' 7" (3.53m x 2.62m) Radiator, UPVC double glazed front aspect window

BEDROOM 2 10' 11" x 8' 3" (3.33m x 2.51m) Radiator, UPVC double glazed front aspect window

BATHROOM Fitted with a contemporary white suite comprising panel enclosed bath with a chrome mixer tap, shower attachment and shower screen. Wash hand basin, enclosed cistern WC, chrome ladder style heated towel rail, fully ceramic tiled walls, UPVC double glazed window, electric shaver point, recessed ceiling spotlights, extractor fan



OUTSIDE - REAR The conservatory leads out onto a small paved patio area making an ideal space for outdoor seating/entertaining. A paved pathway then extends around the rear of the bungalow and down one side to the rear. The remainder of the garden is laid to lawn with surrounding flower and shrub borders. There is also a good size garden shed/store. The garden is enclosed by an attractive brick wall with wood panel fencing.

PARKING There is a hardstanding to the front of the property with parking for two cars.

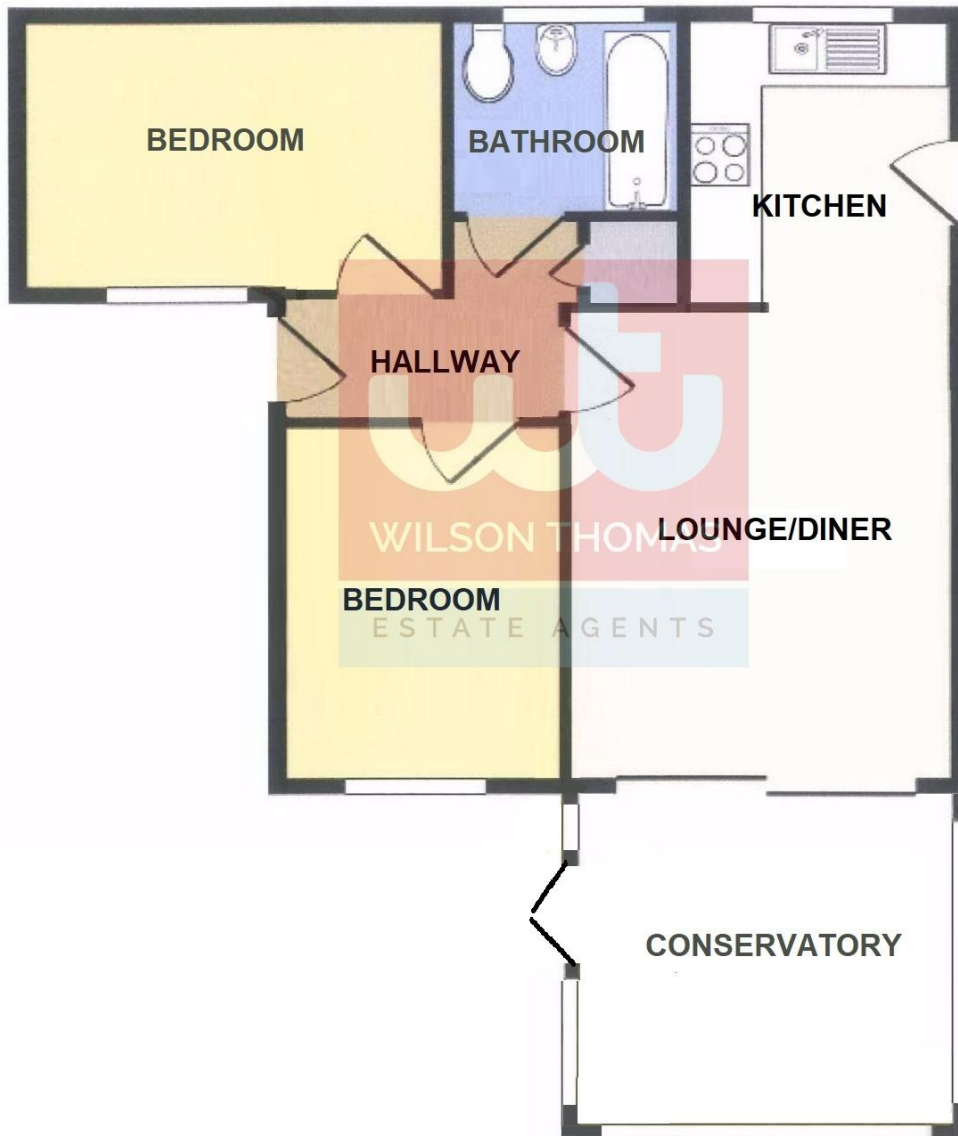
COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 14503



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk