

**10 Blair Avenue, Lower Parkstone,
Poole, Dorset, BH14 0DA**

**£495,000
Freehold**



A three bedroom detached chalet style house which enjoys a quiet position at the end of a small cul de sac. The property is presented in a lovely condition throughout having been well maintained and updated by the present owner, and offers spacious and well configured accommodation comprising entrance porch, hallway, lounge/dining room, conservatory, modern fitted kitchen, ground floor family bathroom, three bedrooms and a first floor shower room. Other features include double glazing, gas central heating, a private rear garden, driveway, car port and detached single garage. Offered for sale with vacant possession.

APPROACH Via a pathway leading to a UPVC front door which opens into:

ENCLOSED ENTRANCE PORCH Glazed internal door to:

ENTRANCE HALL Staircase to first floor, panelled radiator, laminate flooring, built in understairs storage cupboard, recessed ceiling spotlights.

LOUNGE/DINING ROOM 18' 9" x 11' 9" (5.72m x 3.58m) A light triple aspect room. UPVC double glazed front aspect window, two panelled radiators, polished stone fireplace with an inset flame effect gas fire, two small double glazed side aspect windows, UPVC sliding patio door opens into:

CONSERVATORY 12' 4" x 8' 4" (3.76m x 2.54m) Of UPVC construction with part fixed and opening windows, polycarbonate roof, glazed door to garden, chrome ladder style radiator, vinyl flooring.

KITCHEN 9' 9" x 9' 4" (2.97m x 2.84m) Fitted with a range of modern units comprising base and wall mounted cupboards with drawers with complimentary roll edge worksurfaces with ceramic tiled splashbacks, inset one and a half bowl stainless steel sink unit with chrome swan neck mixer tap, space and plumbing for automatic washing machine, recessed ceiling spotlights, built in Neff stainless steel electric oven with matching four ring gas hob and extractor hood above, wall mounted Worcester gas fired central heating boiler, integrated fridge and freezer, tiled floor, UPVC double glazed window overlooking the rear garden, glazed UPVC door to side.

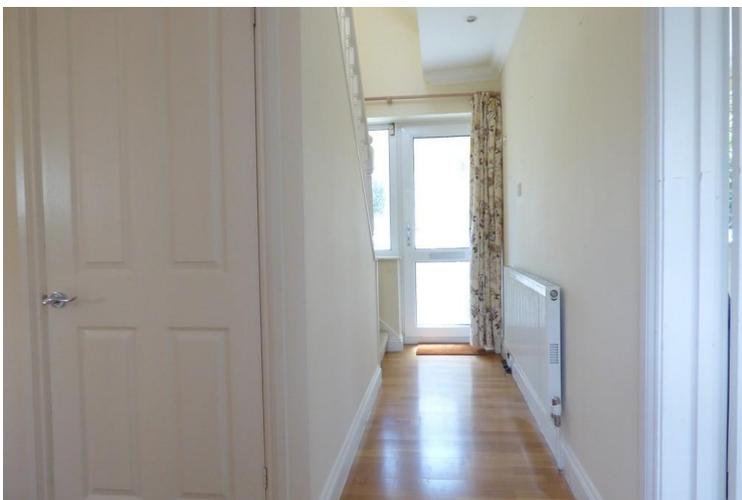
MASTER BEDROOM 13' x 11' 4" (3.96m x 3.45m) UPVC double glazed front aspect window, panelled radiator, laminate flooring.

BATHROOM Fitted with a white suite comprising enclosed panelled bath, low flush WC, pedestal wash hand basin, chrome ladder style heated towel rail, part ceramic tiled walls, tiled floor, recessed ceiling spotlights, two obscure UPVC double glazed rear aspect windows, extractor fan.

FIRST FLOOR LANDING Velux window.

BEDROOM 2 15' 10" x 7' 1" (4.83m x 2.16m) A light double aspect room with UPVC double glazed front aspect window, panelled radiator, Velux window to rear aspect, built in eaves storage, panelled radiator.

BEDROOM 3 12' x 11' 5" (3.66m x 3.48m) A light double aspect room with UPVC double glazed front aspect window, two Velux windows to rear aspect, built in eaves storage cupboards, radiator.



SHOWER ROOM Fully tiled corner shower unit with mains shower and curved shower screen, low flush WC, pedestal wash hand basin, chrome ladder style heated towel rail, fully tiled ceramic walls, UPVC double glazed rear aspect window, extractor fan, recessed spotlights.

OUTSIDE - REAR To the rear is a paved patio area making an ideal space for outside seating. The remainder of the garden is laid to lawn with surrounding flower and shrub borders enclosed by wood panelled fencing with a mature rhododendron hedge to the rear.

OUTSIDE - FRONT A driveway extends down one side to a carport and DETACHED SINGLE GARAGE at the rear. A paved pathway extends to the front door which is bordered by two small areas of lawn with surrounding flower and shrub borders.

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.

Ref: 11241



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 109.9 sq. metres (1183.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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. Plan produced using PlanUp.

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