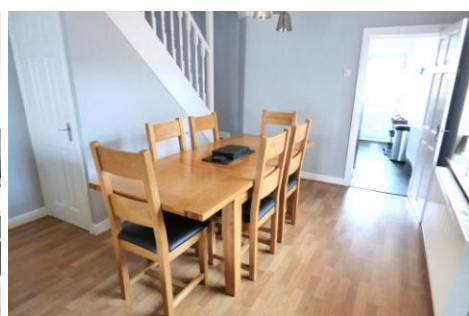


**20 Albert Road, Parkstone, Poole,
BH12 2BZ**

**Offers in Excess
of £300,000
Freehold**



Set within a convenient location close to local amenities lies this impeccably presented semi-detached house with the accommodation comprising of an entrance porch, 25ft approx. dual aspect lounge/dining room, stylish modern fitted kitchen (approx. two years old) two bedrooms and a good size family bathroom. There is UPVC double glazing, gas fired central heating, block paved driveway providing off road parking comfortably for two vehicles and to the side there is a shared driveway/access that leads up to a garage with space to park in front.

STORM PORCH Leads up to:

UPVC PART DOUBLE GLAZED OPAQUE DOOR

Which in turn leads through to:

PORCH Textured ceiling, light point, UPVC double glazed opaque window, tiled floor, space for coats and shoes. This then leads up to a single glazed opaque multi-paned door which leads through to the:

LOUNGE/DINING ROOM 24' 8" x 12' max. narrowing to 9' 3" (7.52m x 3.66m) Coved and textured ceiling, two light points, smoke detector, stairs give access to first floor accommodation with understairs storage, decorative fireplace, TV and telephone points, dual aspect with UPVC double glazed windows to the front and side, two radiators, electric meter cupboard, wood effect laminate flooring, space for table and chairs, white panelled door then leads through to the:

KITCHEN 11' 10" x 10' (3.61m x 3.05m) A stylish modern fitted kitchen approximately two years old with a range of white fronted soft closing wall and base units all with stainless steel type handles, square edge worksurfaces incorporating double drainer sink with mixer tap, pull out spice rack, space for free standing appliances to include gas cooker, extractor canopy above, washing machine, upright fridge/freezer and tumble dryer, part brick effect tiled walls, UPVC double glazed windows to the side and rear aspect overlooking the garden, UPVC part double glazed door leading out onto the patio, smooth set coved ceiling, downlighters, tiled floor, radiator.

FROM THE DINING AREA, STAIRS GIVE ACCESS TO:

FIRST FLOOR LANDING Coved and textured ceiling, light point, smoke detector, radiator, white panelled doors then lead off to:

BEDROOM 1 11' 5" x 9' to door recess and into chimney breast (3.48m x 2.74m) Coved and textured ceiling, light point, UPVC double glazed window to front aspect, along one wall are quality fitted wardrobes with glass fronted sliding doors, shelving and hanging space, two wall mounted reading lights, radiator.

BEDROOM 2 9' x 8' into recess (2.74m x 2.44m) Smooth set ceiling, light point, loft access hatch to roof storage space, white gloss fronted double door over stairs storage cupboard/wardrobe, UPVC double glazed window to side aspect, radiator.



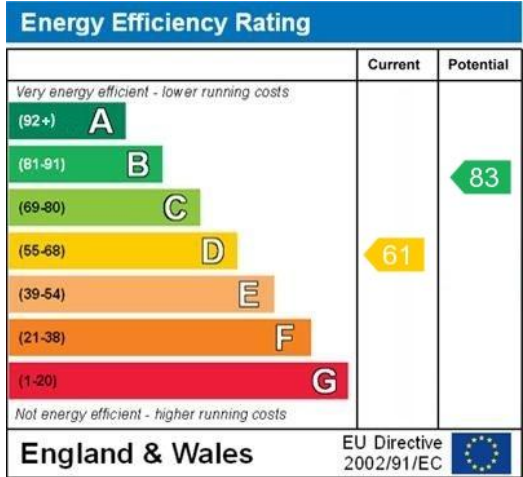
BATHROOM 8' 5" x 7' (2.57m x 2.13m) Comprising of a tiled enclosed bath with waterfall mixer tap, mains operated shower, vanity unit with wash hand basin and waterfall mixer tap, shelving to the side, double door soft closing storage cupboard below, push button WC with concealed cistern, tiled walls, glass fronted wall mounted storage cabinet, chrome effect ladder style towel rail, inset mirror with mosaic border, UPVC double glazed opaque window, tiled floor, smooth set ceiling, down lighters, extractor fan, storage cupboard with shelving.

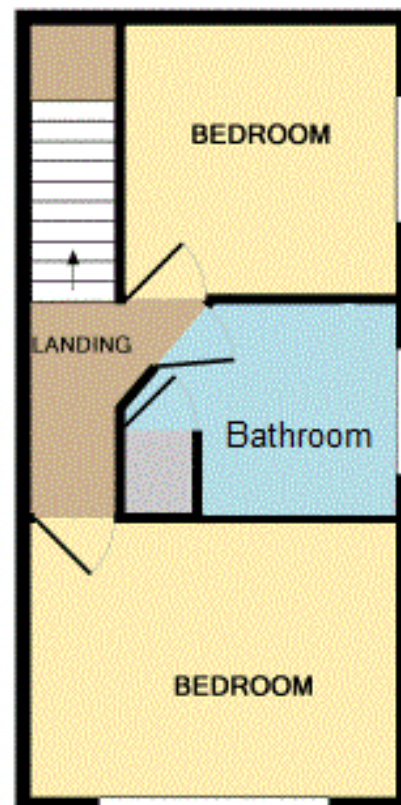
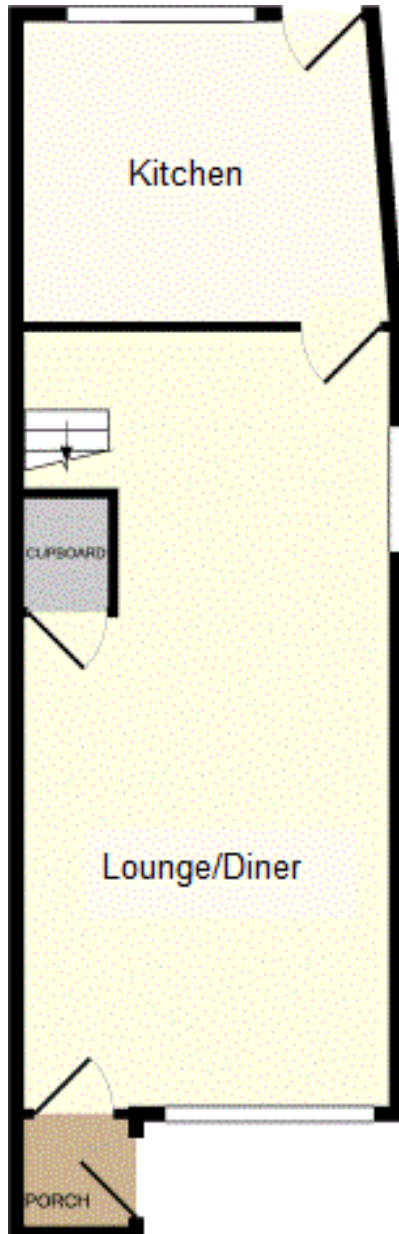
OUTSIDE - FRONT A block paved driveway provides off road parking comfortably for at least two vehicles, partly enclosed by a low level wall. To the side a shared driveway leads up to a wooden latch gate and into the rear garden and also up to the GARAGE which has an up and over door with the option of an additional parking space in front.

OUTSIDE - REAR Immediately abutting the property is a patio area suitable for outside dining/garden furniture, external tap, a small step leads up to the remainder of the garden which is laid to lawn with stepping stones and a further patio located to the rear with stone chippings to the side. The garden is enclosed with close boarded fencing.

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: 14229**





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