

FOR SALE



52a Rossmore Road, Parkstone, Poole
£330,000


MARTIN&CO

52a Rossmore Road

£330,000

- only three years old!
- very family friendly home
- low maintenance enclosed rear garden
- two double bedrooms
- NO FORWARD CHAIN

This very 'family friendly' home is offered for sale in AS NEW condition!!! This low maintenance, stylish home has underfloor heating on the ground floor, with an open plan layout, leading directly into the enclosed rear garden! With two double bedrooms on the first floor & a family bathroom, there is also an allocated parking space.

LIVING ROOM 30' 2" x 13' 0" (9.22max x 3.98max) Inset spotlights, double glazed window to front aspect, under stairs cupboard, underfloor heating throughout the ground floor, laminate flooring,



KITCHEN/DINER Open plan kitchen leading from the living room, range of wall & base units with high gloss doors, worktop over & splashbacks. Stainless steel cooker hood with splashback, electric hob & oven. Integrated fridge/freezer, integrated dishwasher & washer/dryer, breakfast bar. Space for family size dining suite.

CLOAKROOM Inset spotlights, toilet, vanity unit with inset basin & cupboards beneath.

LANDING Inset spotlights, loft hatch, large airing cupboard with shelving housing 'Glowom' boiler.

BEDROOM 13' 2" x 12' 3" (4.02m x 3.75m) Inset spotlights, double glazed window to rear aspect overlooking the enclosed rear garden. Radiator.

BEDROOM 13' 2" x 9' 11" (4.02max x 3.04max) Inset spotlights, double glazed window to front aspect, radiator.

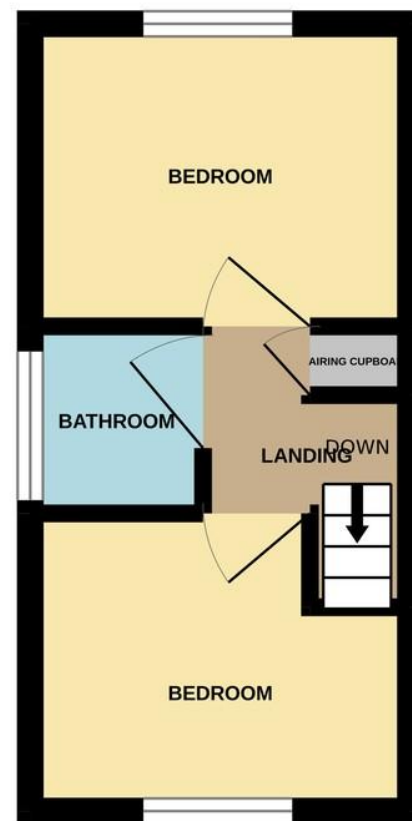
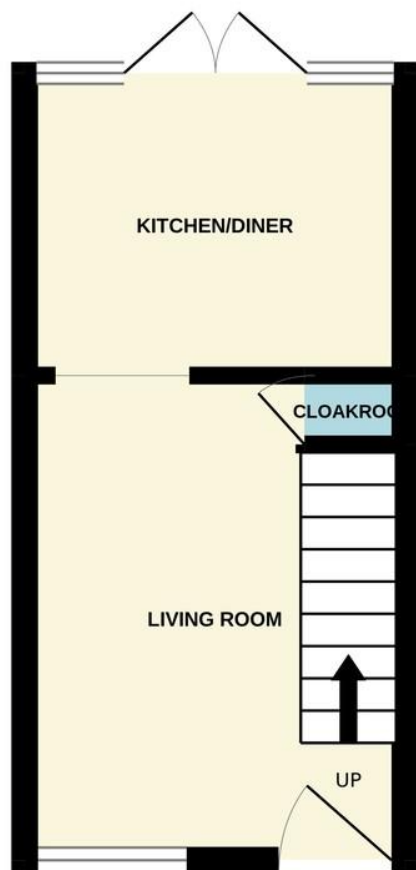
FAMILY BATHROOM Inset spotlights, extractor fan, tiled splashbacks, double glazed skylight style window. Bath with shower over & screen, toilet, vanity unit with inset basin, with mirror over & cupboards beneath. Heated towel rail style radiator, vinyl flooring.

ENCLOSED REAR GARDEN Accessed directly from the kitchen/diner, this fully enclosed garden is ideal for a new owner with children or pets. The first part of the garden is laid to paving, creating a lovely space for outdoor eating, the rest of the garden is laid to lawn, with a raised planted border to the rear of the garden. There is a gate providing side access & a timber shed.

PARKING One allocated space to the front of the property.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 87 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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