

**12 Highview Gardens, Parkstone,
Poole, BH12 3HH**

**£300,000
Freehold**



A wonderful opportunity to acquire a two bedroom semi detached house quietly situated within a popular and established residential area. The property is presented in immaculate condition throughout having been maintained to a high standard by the present owner and offers well configured accommodation comprising porch, hallway, lounge/dining room, kitchen, two double bedrooms and a family bathroom. Particular features include gas central heating, double glazing, a generous rear garden, garage, driveway and off road parking for two cars.

APPROACH The property is approached down the shared driveway to a glazed UPVC front door which opens into:

COVERED STORM PORCH With quarry tiled floor, a UPVC front door then opens into:

ENTRANCE HALL Laminate flooring, staircase to first floor, wall mounted radiator.

LOUNGE/DINING ROOM 14' 10" x 9' 9" (4.52m x 2.97m) UPVC double glazed front aspect window, radiator, laminate flooring, space for dining table.

KITCHEN 12' 4" x 8' 5" (3.76m x 2.57m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary worksurface areas having matching upstands, single drainer stainless steel sink unit with chrome mixer tap, stainless steel electric oven with matching four ring gas hob and extractor hood above, space for slimline dishwasher, wall mounted gas fired central heating boiler, space and plumbing for automatic washing machine, space for free standing fridge/freezer, UPVC double glazed rear aspect window, door to rear garden.

FIRST FLOOR LANDING Loft hatch, laminate flooring.

BEDROOM 1 12' 8" x 9' 9" (3.86m x 2.97m) UPVC double glazed front aspect window, radiator, laminate flooring.

BEDROOM 2 10' 4" x 8' 5" (3.15m x 2.57m) UPVC double glazed rear aspect window, laminate flooring, radiator.

BATHROOM Fitted with a contemporary white suite comprising pedestal wash hand basin, low flush WC, panelled bath with mixer tap, shower attachment, rail and curtain, ceramic tiled walls, chrome ladder style heated towel rail, UPVC double glazed side aspect window.

OUTSIDE - FRONT There is off road parking at the front of the property for two cars and a shared driveway gives access to a **SINGLE DETACHED GARAGE** with up and over door, power and light.

OUTSIDE - REAR Immediately to the rear of the house is a generous decked area which provides an ideal space for outdoor seating/ dining al fresco. The remainder of the garden is laid to lawn and is enclosed by wood panelled 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: 14858



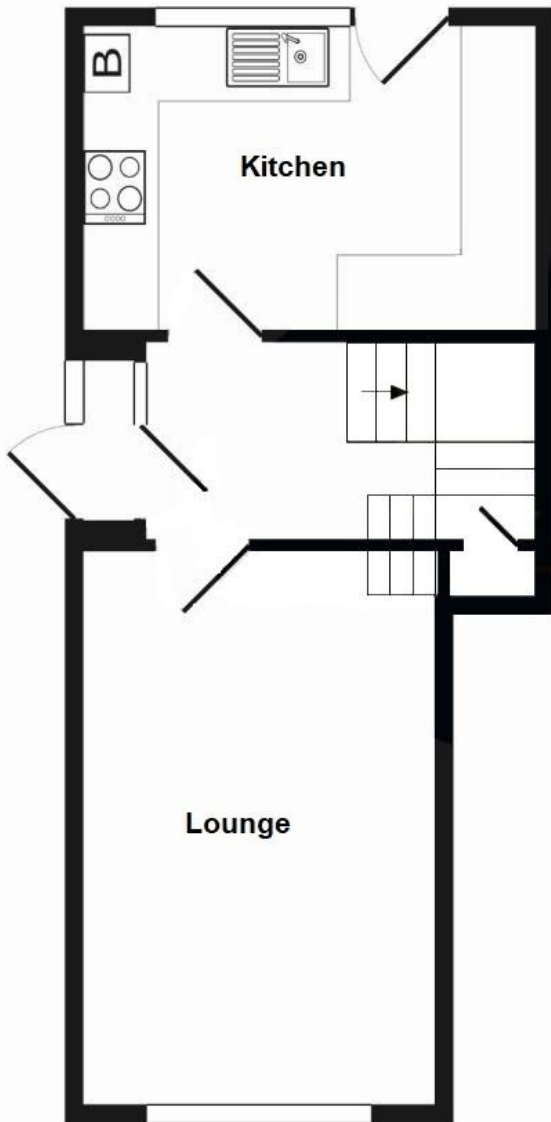
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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