

**75 Mansfield Road, Lower Parkstone,  
Poole, BH14 0DG**

**£390,000  
Freehold**

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**A three bedroom semi detached house situated within a popular and established residential area close to Ashley Cross and is within the favoured school catchment areas for Baden Powell and Courthill schools. The house has remained in the same ownership for the past 24 years and has been a much loved family home. Some updating was carried out about six years ago with a new kitchen, central heating boiler, new radiators and windows but the property still offers considerable scope for improvement by way of further extending or a loft conversion subject to the necessary planning consents.**



**APPROACH** A wooden gate from the road opens onto a pathway which gives access to:

**FULLY ENCLOSED STORM PORCH** With half glazed UPVC front door and matching double glazed leaded light windows, tiled flooring, matching internal door to:

**ENTRANCE HALL** Staircase rising to first floor, radiator, picture rail, understairs storage cupboard

**CLOAKROOM** Comprising low flush WC, wall mounted wash hand basin with tiled splashbacks, small obscure glazed UPVC window, tiled flooring

**LOUNGE/DINING ROOM** 25' 4" x 10' 2" (7.72m x 3.1m) A bright double aspect room with UPVC double glazed front aspect leaded light bay window, radiator, Purbeck stone fireplace. An archway leads through to the dining room which has glazed UPVC double doors opening onto the rear garden, radiator, ample space for a family dining table

**KITCHEN** 15' 6" x 6' 4" (4.72m x 1.93m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic splashbacks, one and a half bowl stainless steel sink unit with mixer tap, stainless steel electric oven with matching four ring gas hob and extractor hood above, space for automatic washing machine and tumble dryer, space for free standing fridge/freezer, radiator, UPVC double glazed window overlooking the rear garden, wall mounted cupboard housing the Glow Worm gas fired central heating boiler, fully glazed UPVC door gives access to the side

**FIRST FLOOR LANDING** Obscure glazed UPVC window, loft hatch, picture rail

**BEDROOM 1** 14' 3" x 11' 2" (4.34m x 3.4m) UPVC double glazed front aspect leaded light bay window, radiator

**BEDROOM 2** 12' 10" x 10' 2" (3.91m x 3.1m) UPVC double glazed rear aspect window, radiator, built in double wardrobe

**BEDROOM 3** 9' 8" x 6' 4" (2.95m x 1.93m) UPVC double glazed rear aspect window, picture rail

**BATHROOM** Fitted with a white suite comprising of a panel enclosed bath with mains shower, pedestal wash hand basin, low flush WC, fully ceramic tiled walls, chrome ladder style towel rail, UPVC obscure glazed leaded light window





**OUTSIDE - FRONT** The front garden has been laid with a number of flowering shrubs and plants and is enclosed by a mature hedge and wood panelled fencing

**OUTSIDE - REAR** The rear garden has been designed for low maintenance and is laid out with a mixture of paving and shingle. A wooden gate gives access to a private parking space to the rear of the garden. A covered concrete pathway extends down one side of the property with a gate giving access to the front garden. There is the potential to create off road parking at the front of the house which would enable the back garden to be enlarged by reclaiming the current parking space.

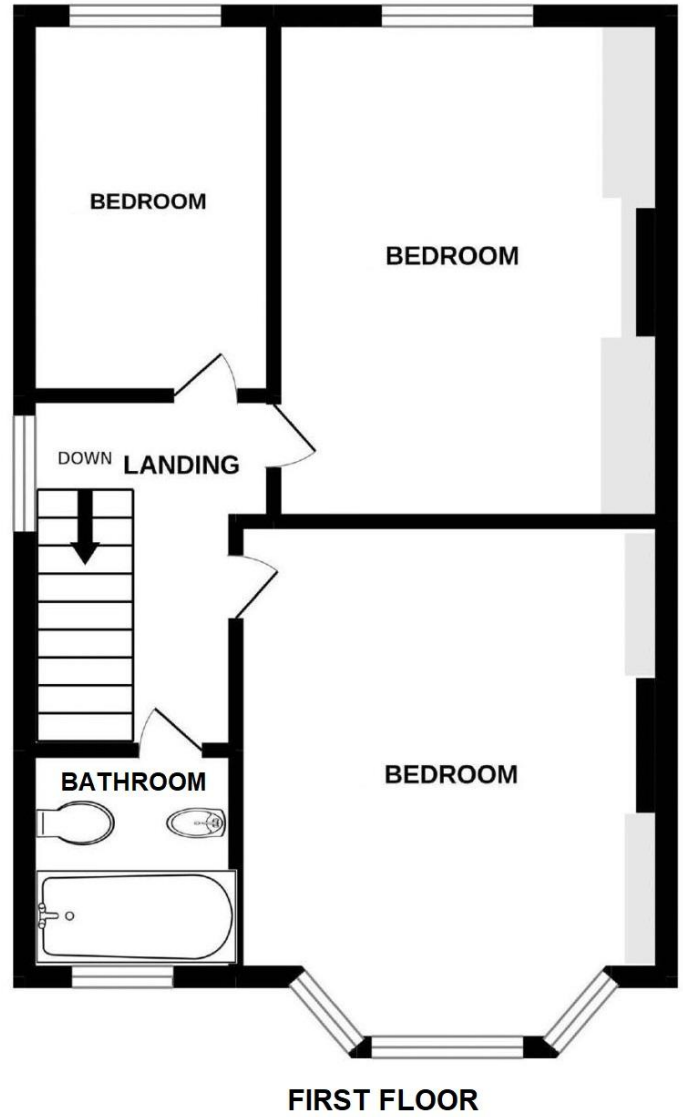
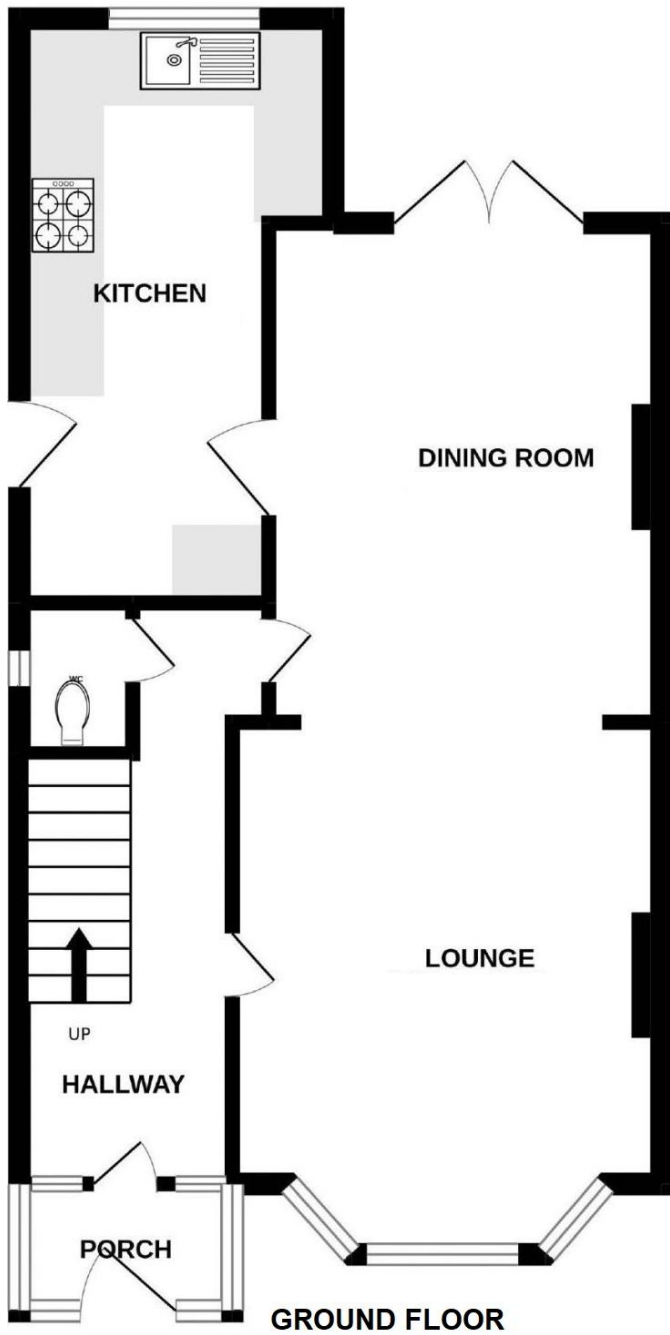
**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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: 14835**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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