

**27 Jubilee Road, Parkstone, Poole,
Dorset, BH12 2NU**

**£370,000
Freehold**



A character four bedroom, two reception room, double fronted semi detached house built C1800s and coming to the market for the very first time. The property is situated within a popular and established residential area just off the Ashley Road and has the benefit of off road parking and a lovely established rear garden. The accommodation comprises a lounge/dining room, second reception room, modern fitted kitchen, cloakroom, four bedrooms and a bathroom with separate WC. The property also benefits from gas central heating and double glazing. Offered for sale with vacant possession.

APPROACH FROM THE ROAD A wooden gate opens onto a pathway which extends to the front door where there is a covered storm porch

ENTRANCE VESTIBULE Staircase to first floor

LOUNGE/DINING ROOM

LOUNGE AREA 12' 2" x 11' 2" (3.71m x 3.4m) UPVC double glazed front aspect window, radiator, Purbeck stone open fireplace, original parquet flooring

DINING AREA 9' x 7' 1" (2.74m x 2.16m) UPVC double glazed rear aspect window, radiator, original parquet flooring, built in corner display unit

SNUG 12' 2" x 11' 11" (3.71m x 3.63m) UPVC double glazed front aspect window, radiator

KITCHEN 9' 10" x 8' 3" (3m x 2.51m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary work surface areas having tiled splashbacks, one and a half bowl stainless steel sink unit with chrome mixer tap, space and plumbing for automatic washing machine and slimline dishwasher, split level stainless steel electric oven with four ring ceramic hob with extractor hood above, cupboard housing gas fired central heating boiler, radiator, fitted breakfast bar, integrated fridge and freezer

REAR LOBBY Large built in understairs storage cupboard, UPVC door to rear garden

CLOAKROOM Comprising of low flush WC, wall mounted wash hand basin, radiator, part ceramic tiled walls, extractor fan

FIRST FLOOR LANDING Loft hatch

BEDROOM 1 12' 1" x 9' 4" (3.68m x 2.84m) UPVC double glazed front aspect window, radiator, two built in double wardrobes with matching dressing table, headboard, bedside shelves and further fitted cupboards, vanity unit comprising sink with tiled splashbacks and mirror and light above

BEDROOM 2 12' 2" x 10' 10" (3.71m x 3.3m) UPVC double glazed front aspect window, radiator, built in wardrobe with further built in matching storage cupboards, shelving, headboard and bedside shelf, vanity unit comprising sink with cupboards beneath, tiled splashbacks with mirror and light above

BEDROOM 3 9' 7" x 9' 6" (2.92m x 2.9m) UPVC double glazed rear aspect window, radiator, built in wardrobes, dressing table with chest of drawers beneath, further built in cupboard, large built in airing cupboard containing hot water cylinder with slatted linen shelving

BEDROOM 4 9' 1" x 7' 3" (2.77m x 2.21m) UPVC double glazed rear aspect window, radiator, built in countertop

WC Low flush WC, wall mounted wash hand basin, part ceramic tiled walls, extractor fan

BATHROOM Fitted with a walk in bath with mixer tap and shower attachment, pedestal wash hand basin, fully ceramic tiled walls, radiator, extractor fan

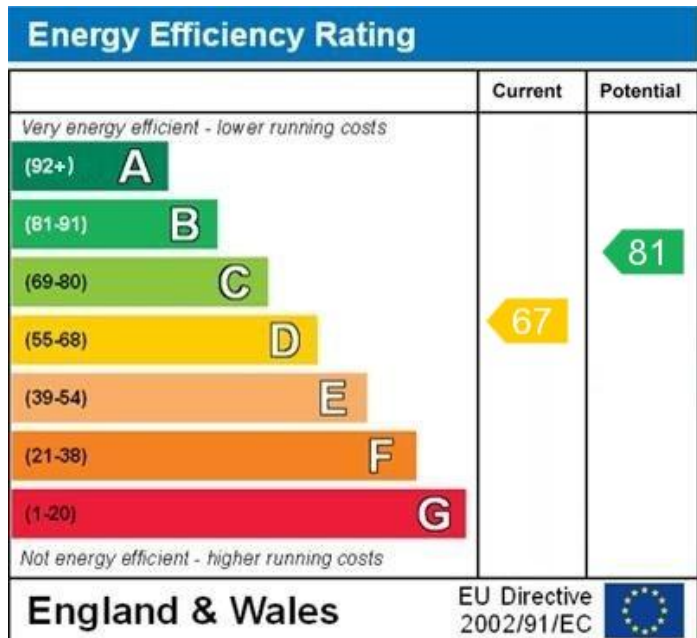


OUTSIDE - FRONT There is a central diving concrete pathway with the remainder of the garden being paved. To the front boundary is a low level ornamental Purbeck stone wall with decorative wrought iron railings. There is a wrought iron gate to one side of the house which opens onto a tarmac driveway which extends down one side of the property.

OUTSIDE - REAR Immediately to the rear of the property is an enclosed patio area with timber pergola and deep shrub border. A pathway then leads to the main area of garden which is predominately laid to lawn and contains a number of mature shrubs. The garden is enclosed by block wall and wood panel 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.

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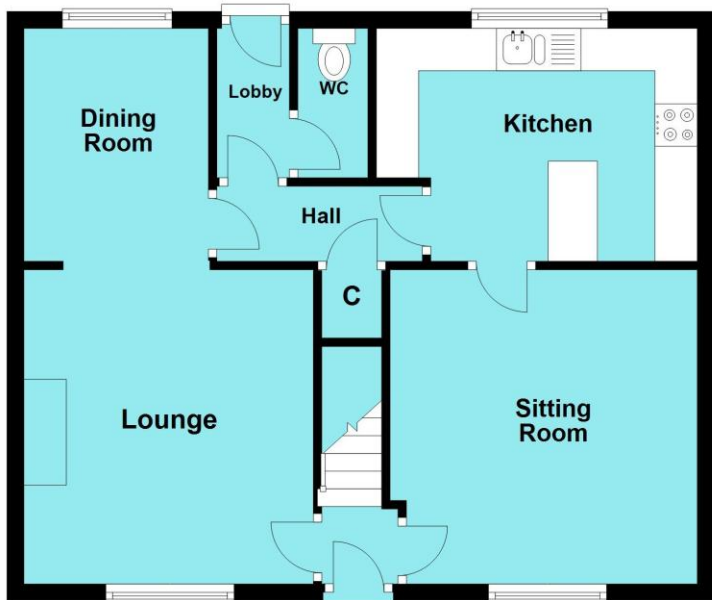


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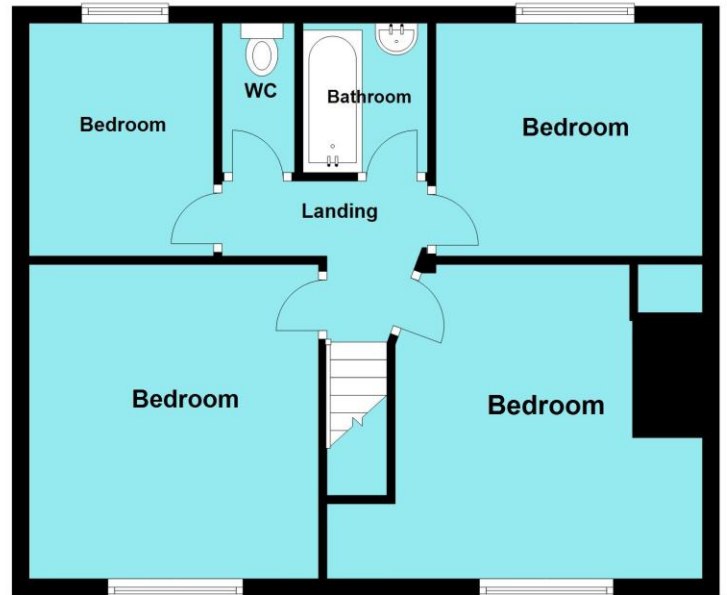
Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



Total area: approx. 104.4 sq. metres (1124.1 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.



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