

**73 Beresford Road, Parkstone, Poole,
BH12 2HD**

**£299,950
Freehold**



*** NO FORWARD CHAIN * A detached bungalow situated within a popular residential road with similar properties around with the well-proportioned living accommodation comprising an entrance hallway, lounge with bay window, kitchen leading to utility room with French doors leading on to the garden, two bedrooms and four piece bathroom. There is UPVC double glazing and gas fired central heating, off road parking and a pleasant secluded rear garden.**

ENTRANCE Steps lead up to a side entrance UPVC double glazed opaque door, which gives access to the:

ENTRANCE HALLWAY Coved and smooth set ceiling with light point, wall mounted alarm panel, loft hatch giving access to the roof storage space, airing cupboard housing the Worcester boiler, two telephone points, radiator. Doors lead off to:

LOUNGE 15' into bay x 12' 5" into recess (4.57m x 3.78m) Which enjoys a sunny southerly aspect with coved and smooth set ceiling with light point, UPVC double glazed bay window, T.V point, radiator.

KITCHEN 9' 6" x 9' 6" (2.9m x 2.9m) Comprising a range of matching white panelled fronted wall and base units to include matching drawers and open corner display shelving plus two glass fronted display cabinets, square edge work surfaces incorporating a stainless steel one and a half bowl drainer sink with mixer tap, integrated four ring gas hob with concealed extractor canopy above and a fan assisted oven and grill below, part tiled walls, integrated fridge with freezer compartment and dishwasher, UPVC double glazed part opaque window to the side aspect, coved and smooth set ceiling with light point, tiled floor, radiator. An archway leads through into the:

UTILITY ROOM 9' 8" x 5' 2" (2.95m x 1.57m) Matching work surface with space under for a washing machine and tumble dryer, radiator, UPVC double glazed opaque window and UPVC double glazed French doors which lead out onto the rear garden plus there is a single UPVC double glazed opaque door with window to the side, tiled floor, T.V point, wall mounted light.

BEDROOM ONE 12' x 11' (3.66m x 3.35m) Coved and smooth set ceiling with light point and fan, UPVC double glazed window to the rear aspect. Fitted bedroom furniture comprising of glass fronted wardrobes with shelving and hanging space with locker storage above the bed head area, matching chest of drawers, radiator, T.V point.

BEDROOM TWO 10' x 8' (3.05m x 2.44m) Coved and smooth set ceiling with light point, UPVC double glazed window, radiator.

BATHROOM 8' 2" x 5' 5" (2.49m x 1.65m) Comprising a white four piece suite to include a panel enclosed bath with side Victorian style mixer tap and shower attachment, low flush push button w.c, pedestal wash hand basin with pillar taps, built-in corner shower cubicle with glass sliding door, chrome trim and mains operated shower, wall mounted glass fronted storage cabinet, tiled walls with mosaic pattern, two UPVC double glazed opaque windows to the side aspect, white ladder style towel rail, coved and smooth set ceiling with down-lighters, tiled floor.



OUTSIDE - FRONT There is a tarmac driveway which provides off road parking, accessed via a wrought iron latched gate. There is a crazy paving style area through a further wrought iron latched gate and there is potential here for another parking space.

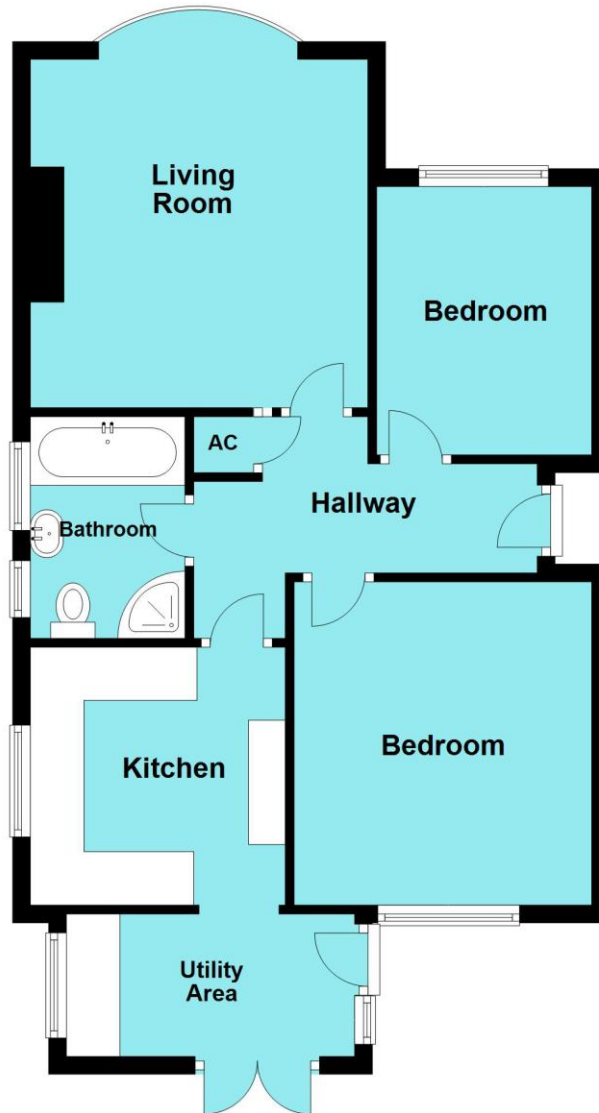
OUTSIDE REAR A Pathway down the side of the bungalow leads up to a wooden garden and the pathway then continues up to a wrought iron latched gate and in to the rear garden. The rear garden combines a combination of patio, stone chippings plus a small area laid to lawn with some plants and shrubbery located throughout. A timber constructed shed provides storage and the garden is enclosed with a combination of close boarded fencing and brick walling with an external power point, light and tap.

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 61.5 sq. metres (662.1 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.

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