



Ground Floor Flat, Churchill Road, Poole, Dorset

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Asking Price £215,000

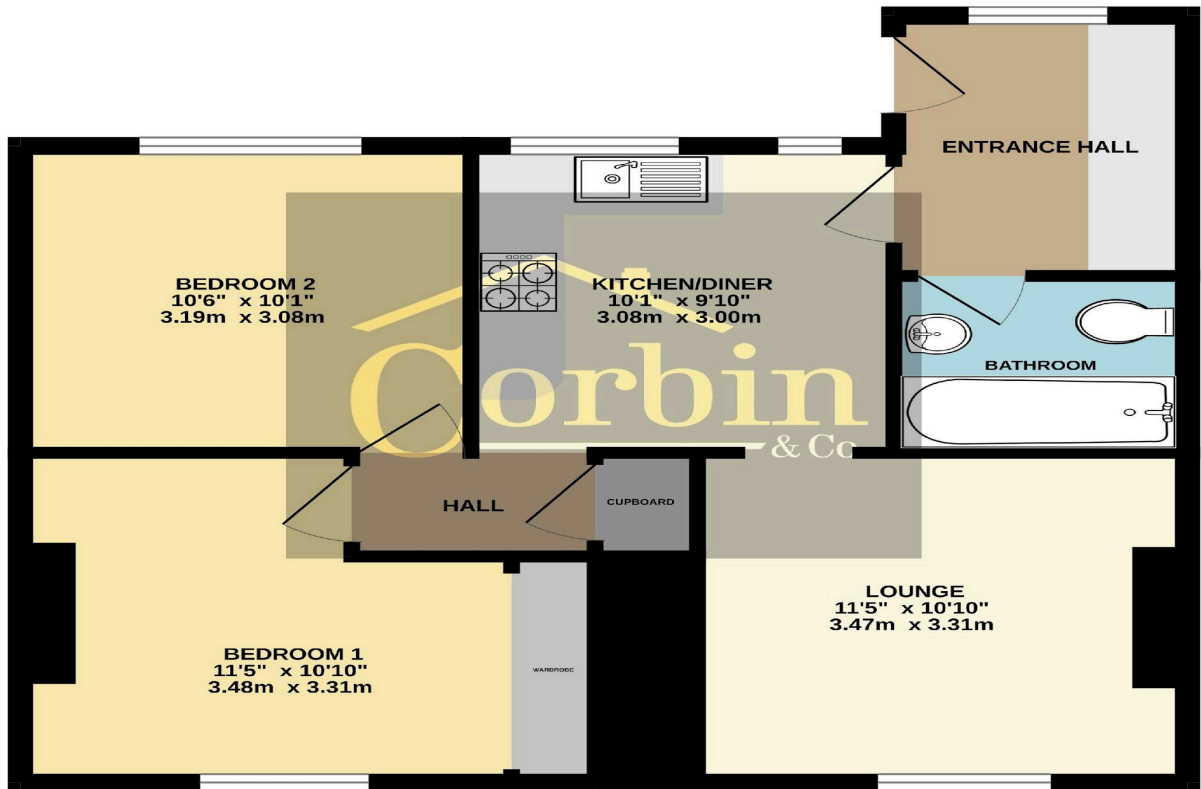


Corbin & Co are delighted to offer for sale this spacious two double bedroom ground floor garden flat, located on Churchill Road, Parkstone, Poole BH12. It offers comfortable living space along with own entrance, utility area and garden. One of the highlights of this property is the sought-after single garage in nearby block and parking, providing convenience for residents who have a vehicle. This means residents don't have to worry about finding on street parking and can easily access their vehicles. The flat also boasts its own garden, which is a valuable feature as it allows occupants to enjoy outdoor space for various activities such as gardening, entertaining or relaxation. Having a private garden adds to the overall appeal of the property, especially for those who enjoy spending time outdoors. Inside, the flat features a well-designed layout, including two spacious bedrooms, which provide ample space for comfort and relaxation. The modern kitchen/breakfast room provides ample storage and worktop space. The cozy living area provides a comfortable space for relaxation and socializing. The flat benefits from large windows that allow plenty of natural light to brighten the space, creating a pleasant and inviting atmosphere. In summary, this property offers a comfortable and convenient living experience in a desirable location on Churchill Road, Parkstone, Poole. With its spacious and well-designed layout, sought-after off-road parking/garage, and private garden, it provides a range of appealing features for potential residents looking for a quality home. To book an appointment to view please call us on 01202 519761.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	74
(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	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

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