

**99 Beresford Road, Parkstone, Poole,
Dorset, BH12 2HD**

**£279,950
Freehold**



A two bedroom detached bungalow situated within a popular and established residential area. The property is now in need of some updating and offers a potential buyer considerable scope for improvement/extension subject to the necessary consents. The accommodation comprises hallway, lounge/dining room, kitchen, two bedrooms and a family bathroom. Features include gas central heating, double glazing, a good size rear garden and a driveway. Offered with no forward chain.

APPROACH The property is approached across the tarmacadam driveway to:

COVERED ENTRANCE PORCH With raised threshold step and a glazed UPVC front door opening into:

ENTRANCE HALL Wall mounted radiator, loft hatch, built in airing cupboard housing lagged hot water tank with fitted wooden slatted shelving for linen storage

LOUNGE 14' 10" x 11' 11" (4.52m x 3.63m) UPVC double glazed front aspect window, radiator

KITCHEN 9' 11" x 7' 10" (3.02m x 2.39m) Fitted with a range of base and wall mounted cupboards and drawers with complementary rolltop worksurface areas having ceramic tiled splashbacks, single bowl single drainer sink unit with mixer tap, space and plumbing for automatic washing machine, space for electric cooker, radiator, wall mounted Potterton gas fired central heating boiler, UPVC double glazed rear aspect window, glazed UPVC door to rear garden

BEDROOM 1 11' 11" x 11' 6" (3.63m x 3.51m) UPVC double glazed rear aspect window, panelled radiator

BEDROOM 2 10' x 8' 11" (3.05m x 2.72m) UPVC double glazed front aspect window, radiator

BATHROOM Fitted with a coloured suite comprising of panelled bath with wall mounted electric shower, rail and curtain, pedestal wash hand basin, low flush WC, ceramic tiled walls, obscure glazed UPVC window, radiator

OUTSIDE - FRONT To the front of the property is a tarmacadam driveway providing off road parking for one car. The remainder of the garden has been laid to shingle and could provide further off road parking if required.

OUTSIDE - REAR Immediately to the rear of the property is a small paved patio area with the remainder of the garden being a combination of lawn and shingle. The garden is enclosed by wooden panelled fencing. There is a small wooden garden shed and pathways give access down both sides of the property.

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.

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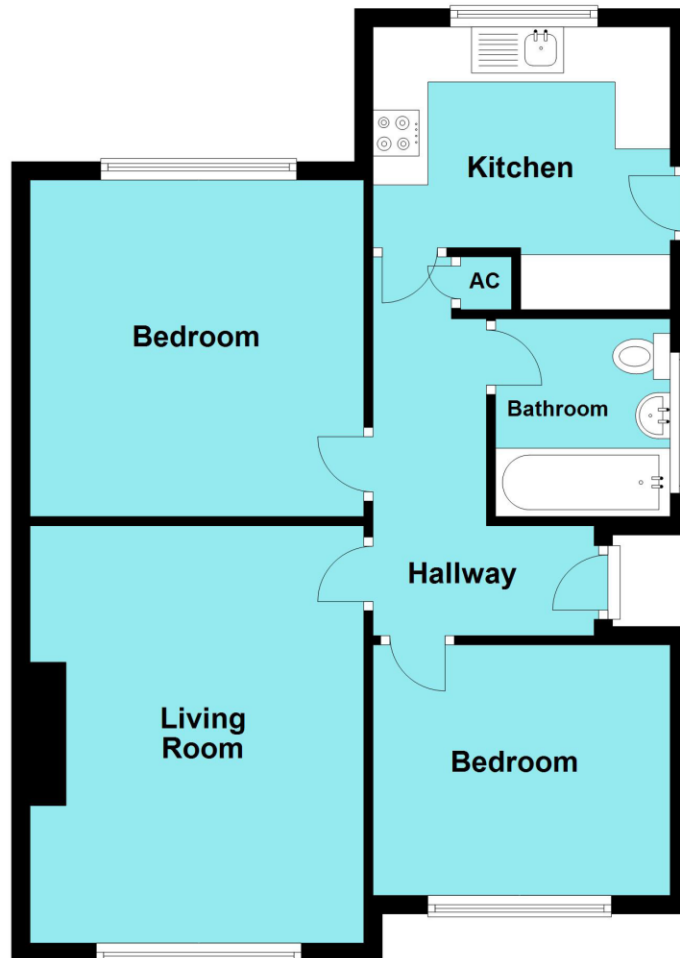


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



Total area: approx. 60.1 sq. metres (646.8 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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