

**175A Parkstone Avenue, Penn Hill,
Poole, BH14 9LP**

**Offers In Excess of
£460,000
Freehold**



An individual and exceptionally well presented three bedroom semi detached house which is ideally situated being within a few minutes walk of Penn Hill village and is also close to the award winning blue flag beaches at Branksome Chine and Sandbanks. The property was built in 2018 using high quality fixtures and finishes throughout to create a stylish and contemporary home comprising entrance hall, sitting room, 21' kitchen/dining room with integrated appliances, cloakroom, three bedrooms including a master bedroom with ensuite, fitted wardrobes and access onto a south facing balcony and there is also a family bathroom. Other notable features include underfloor heating to the ground floor and two parking spaces. Currently used as a successful Airbnb the property would also make an ideal second home and is offered with vacant possession.

APPROACH Across a brick paved driveway to the front door which opens into:

ENTRANCE HALLWAY Wooden flooring, built in understairs storage cupboard, recessed ceiling spotlights, staircase to first floor

CLOAKROOM Wooden flooring, WC, wall mounted wash hand basin, recessed ceiling spotlights, extractor fan

LOUNGE 15' 1" x 10' 1" (4.6m x 3.07m) A UPVC double glazed sliding patio door overlooks the front of the property and opens onto a small paved courtyard area

KITCHEN/DINING ROOM 21' 2" x 10' 6" narrowing to 9' 7" (6.45m x 3.2m) Fitted with a range of modern units comprising base and wall mounted cupboards with matching drawers and complementary worksurface with matching upstand, one and a half bowl stainless steel sink unit with chrome neck mixer tap, split level stainless steel electric oven with matching microwave, ceramic induction hob with extractor fan over, integrated fridge and freezer, integrated washing machine and dishwasher, wooden flooring, ample space for dining table, UPVC double glazed sliding patio door overlooking the front of the property with matching window to the side, recessed ceiling spotlights

FIRST FLOOR LANDING Velux window, built in cupboard housing the central heating boiler with wall mounted programmer

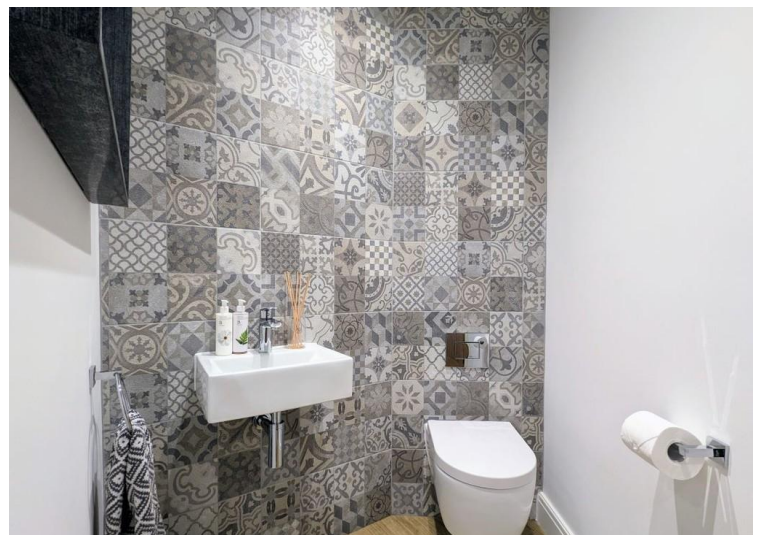
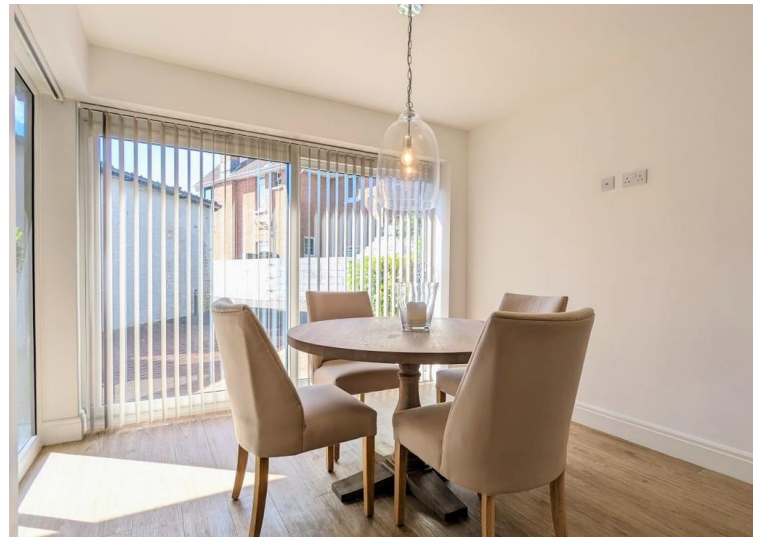
BEDROOM 1 13' 4" x 9' 11" (4.06m x 3.02m) Valuted ceiling, recessed ceiling spotlights, wall mounted radiator, range of built in wardrobes with hanging rails and fitted shelving, UPVC double glazed sliding patio door opens onto a partially covered south facing balcony with glass and stainless steel balustrade

EN-SUITE SHOWER ROOM Fully tiled shower enclosure with mains operated shower with rainfall shower head, wash hand basin with storage beneath and wall mounted mirror with concealed lighting, WC, Velux window, chrome ladder style heated towel rail, recessed ceiling spotlights, ceramic tiled walls, tiled flooring

BEDROOM 2 9' 7" x 8' 6" (2.92m x 2.59m) UPVC double glazed sliding patio door opens onto a Juliet balcony and overlooks the front of the property, wall mounted radiator

BEDROOM 3 10' 6" x 6' 2" (3.2m x 1.88m) UVC double glazed rear aspect window, radiator, loft hatch

FAMILY BATHROOM Fitted with a double ended bath with mains shower with rainfall shower head, WC, wash hand basin with storage below, chrome ladder style heated towel rail, ceramic tiled walls and tiled floor, recessed ceiling spot lights



OUTSIDE - FRONT To the front of the property is a brick paved driveway providing off road parking for two cars. There is a partially covered paved courtyard area.

COUNCIL TAX BAND 'D' 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.

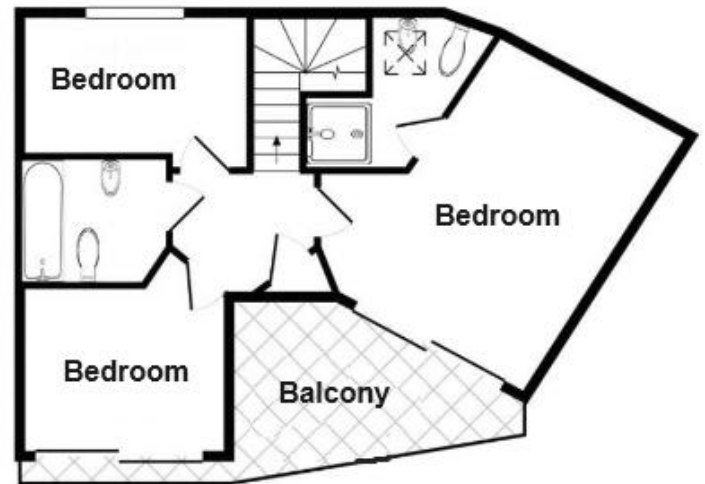
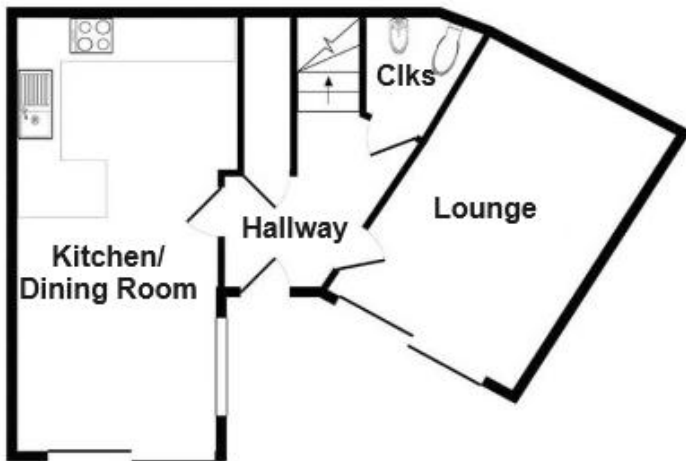
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM





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