



123 South Western Crescent, Lower Parkstone, Poole BH14 8RZ

A three bedroom detached bungalow which enjoys a quiet position within a small cul de sac on a popular and established development located close to Ashley Cross, Lilliput and Whitecliff Harbourside Park. The bungalow offers spacious and well laid out accommodation with some updating required.

EPC: 62 Council Tax Band: E PRICE: £595,000 Freehold

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Key Features

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- L SHAPED LOUNGE/DINER
- CONSERVATORY
- SOUGHT AFTER LOCATION CLOSE TO WHITECLIFF HARBOURSIDE PARK
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SECLUDED REAR GARDEN
- ATTACHED GARAGE
- LARGE DRIVEWAY WITH SPACE FOR BOAT/MOTORHOME
- VACANT POSSESSION

The Property

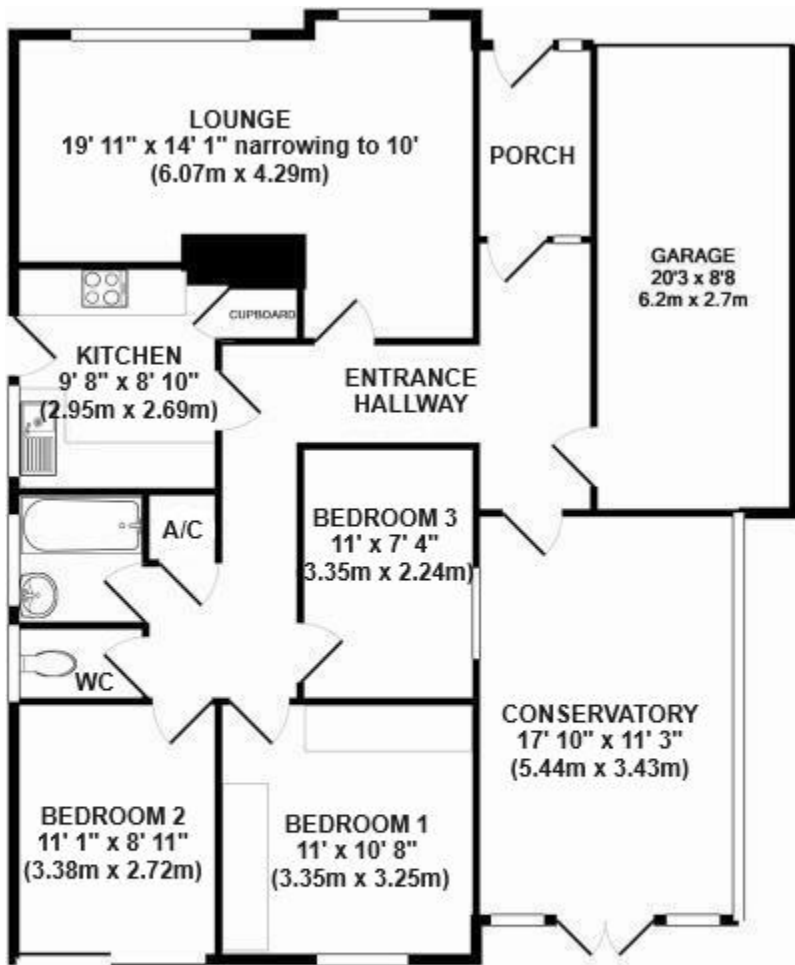
The front door opens into a large enclosed porch leading to the hallway where there is a door giving access into the attached garage. At the front of the bungalow is a generous L-shaped lounge/dining room with two large windows wood block flooring and a stone open fireplace. The kitchen is fitted with a good range of built in units and has a built-in electric oven, gas hob, integrated fridge/freezer and dishwasher. A door from the kitchen provides side access to the rear garden.

At the rear of the bungalow is a large conservatory which opens onto the rear patio and enjoys lovely views of the garden. There is also a family bathroom,

separate WC and three double bedrooms with bedroom one and two being at the back of the bungalow overlooking the rear garden.

To the front of the property is a large driveway which could provide additional parking for a boat/motorhome and leads to an attached garage.

The established rear garden is a good size and has a generous paved patio area which extends across the back of the bungalow with the remainder being laid to lawn interspersed by various shrubs and plants. The garden enjoys a high degree of seclusion and privacy.



TOTAL APPROX. FLOOR AREA 1274 SQ.FT. (118.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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