



Herbert Avenue, Poole, Dorset

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Asking Price **£335,000**



Corbin & Co are pleased to offer for sale this beautifully presented detached home situated in the heart of the desirable Parkstone area in Poole. This charming property, with its modern and neutral décor throughout, offers the perfect blend of style and comfort, making it an ideal choice for families or professionals seeking a well-located residence. Location: Ideally positioned for easy access to both Bournemouth and Poole Town Centres, Herbert Avenue enjoys a prime location that balances convenience with tranquility. The property is within walking distance of a variety of local amenities, including shops, cafes, and schools, and is well-served by main bus routes, ensuring that everything you need is within easy reach.

Exterior:

The exterior of the property is as welcoming as its interior. The front garden is predominantly block-paved, providing off-road parking for two vehicles—an invaluable feature in this popular area. The rear of the property is where the home truly shines, boasting a south-facing garden that is a haven for outdoor living. A spacious decked area adjacent to the house is perfect for al fresco dining or simply enjoying the sunshine. Steps lead down to a well-maintained lawn, providing a peaceful retreat for relaxation or play.

Interior:

Upon entering the property, you are greeted by a practical porch that opens into a spacious entrance hall. The neutral décor and sleek tiled flooring create a sense of warmth and continuity, leading you seamlessly into the modern fitted kitchen. The kitchen is both stylish and functional, offering ample storage and worktop space, making it a joy to cook and entertain in.

The highlight of the home is undoubtedly the expansive Lounge/Diner, a room that immediately impresses with its light and airy feel. The neutral décor and elegant wood flooring enhance the sense of space and comfort, making it the perfect place to relax or host guests. This inviting room extends into a bright conservatory, where you can enjoy stunning views of the south-facing garden and beyond into the scenic surroundings of Parkstone. Additionally, the ground floor features a convenient cloakroom/WC, adding a touch of practicality to the home.

First Floor:

Ascending to the first floor, you will find three well-proportioned bedrooms, each designed with comfort and relaxation in mind. The neutral décor in these rooms allows for easy personalization, making it simple to create your own sanctuary. The bedrooms are serviced by a contemporary family bathroom, equipped with modern fixtures and fittings, ensuring both style and functionality.

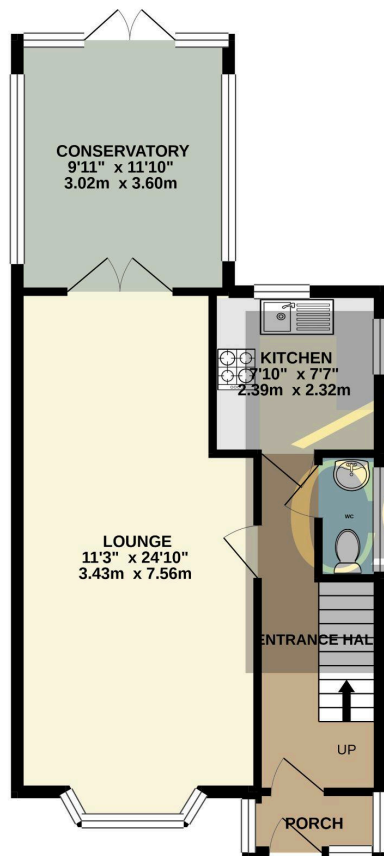
Summary:

The property is a well-maintained and beautifully decorated home, offering generous living spaces and a superb location in the heart of Parkstone. With its south-facing garden, modern interior, and convenient access to local amenities and transport links, this property is a fantastic opportunity to enjoy comfortable and stylish living in a sought-after area. Don't miss the chance to make this delightful house your new home.

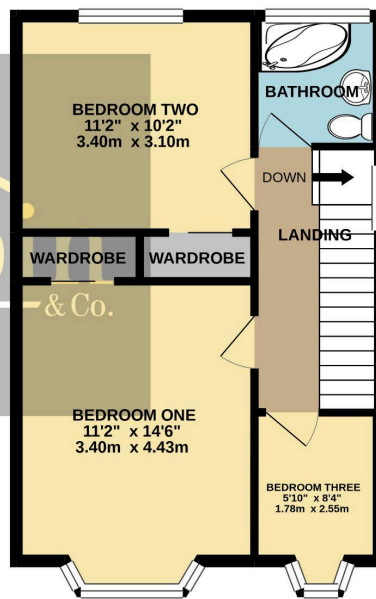




GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

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			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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



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