



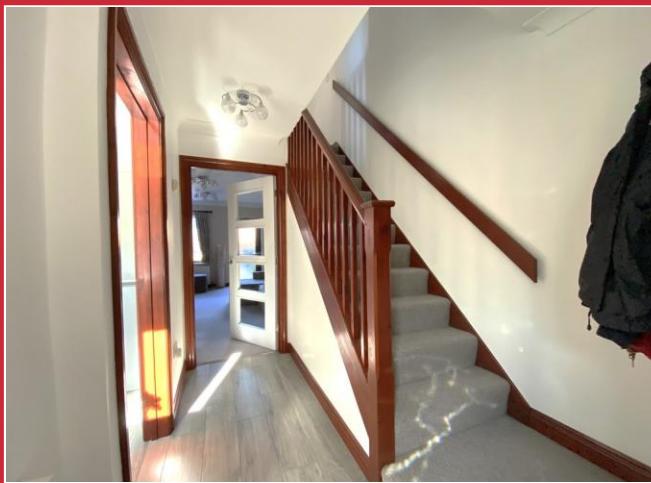
73c Brixey Road, Parkstone, Poole BH12 3EY

A two bedroom semi-detached house presented in exceptional condition throughout having been completely updated within recent years to create a stylish and comfortable family home.

EPC: TBC Council Tax Band: C Price: OIEO £300,000 Freehold

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Key Features

- TWO BEDROOM SEMI DETACHED HOUSE
- COMPLETELY UPDATED WITHIN THE LAST FEW YEARS
- LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN WITH QUARTZ WORKTOPS
- CLOAKROOM
- CONTEMPORARY BATHROOM SUITE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SECLUDED FRONT AND REAR GARDENS
- ALLOCATED PARKING
- VENDOR SUITED

The Property

From the parking area a wooden gate opens into the rear garden and footpath leads down one side of the house to the front. A UPVC front door opens in to the hallway where there is a cloakroom and full height cupboard housing the central heating boiler.

On the ground floor there is a generous lounge/dining room with a window and glazed door opening onto the rear garden and a recently fitted modern kitchen with quartz worktops and integrated oven, hob and extractor.

On the first floor there are two double bedrooms with

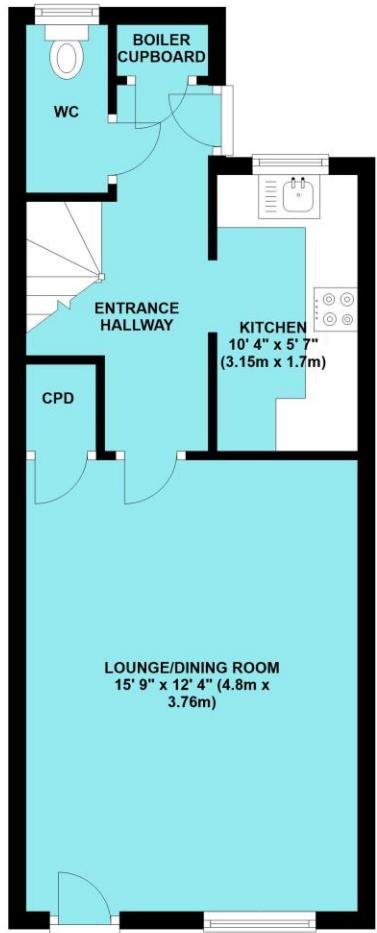
the main bedroom having a range of free standing wardrobes and cupboards and there is a fully tiled contemporary family bathroom with mains shower above the bath and built in storage cupboards.

The front and rear gardens enjoy a high degree of seclusion and privacy and have been laid with decorative stone for ease of maintenance interspersed by flower and shrub borders. There is a timber shed in the front.

Other features include gas central heating, double glazing and allocated parking.

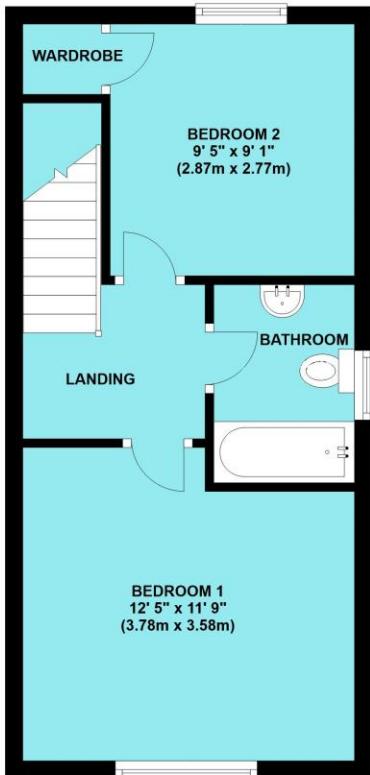
Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 67.4 sq. metres (726.0 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	74
(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
WWW.EPC4U.COM		

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.

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