



## 14 Dunford Road, Parkstone BH12 2DN

**\*\* No Forward Chain \*\*** A charming south facing terrace cottage positioned in a popular and central Parkstone location. The property features two double bedrooms, two reception rooms, now adjoined, with the lounge boasting an original character fireplace. A fitted kitchen sits to the rear, along with a practical utility/sun room that opens directly onto the private rear garden.

**EPC: 62 Council Tax Band: B Price: £280,000 Freehold**







## Key Features

- SOUTH FACING TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY/SUN ROOM
- GENEROUS SIZE BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO SHOPS, BUS STOPS AND LONDON MAINLINE TRAIN STATION
- IDEAL FIRST TIME BUY / INVESTMENT OPPORTUNITY
- NO FORWARD CHAIN

## The Property

Upon entering the property, you are welcomed by a spacious hallway with stairs rising to the first floor. A doorway leads into the front dining room, featuring a large double-glazed window and original wooden floor. This room opens into the adjoining lounge, complete with an original period feature fireplace and rear aspect window.

At the rear of the property sits a well-appointed fitted kitchen with slate floor tiles, featuring an integrated oven, and a gas hob set within a charming brick chimney breast. A rear window provides a pleasant outlook onto the private garden with external tap, and beyond the kitchen a practical utility/sun room offers direct access to the patio via a UPVC double glazed

door.

Upstairs, the landing leads to two double bedrooms. The master is positioned at the front with fitted cupboards and an over stairs cupboard, while bedroom two includes a character original fireplace and rear aspect window. A good-sized family bathroom completes the accommodation.

The property also has a spacious loft which is part boarded and well insulated with built in ladder, lighting, and plenty of height to stand.

Outside, the generous private rear garden is mainly laid to lawn with a small patio ideal for seating. The front offers a low maintenance garden enclosed by a low level brick wall and gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(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.

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