



Cheltenham Road, Parkstone
Poole, Dorset, BH12 2ND

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Freehold Price Offers in Excess Of £250,000

A delightful two double bedroom, two reception room semi-detached house, filled with character features including fireplaces, stripped wooden floors, high ceilings, balustrade staircase and bay windows. This lovely home has a spacious feel with a south facing decked garden, surrounded by mature trees and shrubs. The local shops, including a Waitrose are 500 meters away on Ashley Road.

- Semi-detached house bursting with character features
- Two double bedrooms with generous master
- Two reception rooms – lounge benefits from large bay window
- Stunning two tone kitchen finished in high gloss white and aubergine units, including an integrated fridge/freezer, washing machine, dishwasher, double oven, microwave, 5 ring gas hob and hood
- Ground floor cloakroom
- Spacious family bathroom with walk-in shower cubicle and separate bath
- Drop down loft ladder leading to a boarded loft room with timber clad roof and a window
- Gas central heating & double glazing

The location is extremely convenient being just 500m from Waitrose and the extensive range of local shops in Ashley Road. Ashley Cross is just over a mile away with its popular cafes, bars and restaurants. Westbourne is 1.8 miles away, Poole Park is a similar distance and Poole town centre is less than 2.5 miles with Bournemouth town centre approximately 3 miles.

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood  LJT SURVEYING

