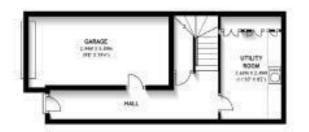
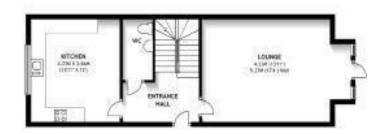
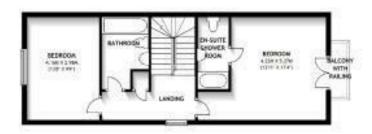
LOWER GROUND FLOOR



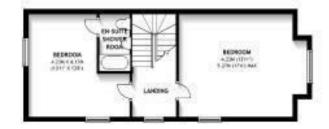
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE 113 Commercial Road, Ashley Cross, Poole, BH14 0JD 14 Dorchester Road, Oakdale, Poole, BH15 3JY



All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly: Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents

- . They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.















Canford Cliffs

Tel: 01202 700771 canfordcliffs@keydrummond.com www.keydrummond.com





1 Nirvana, 9 Birchwood Road, Lower Parkstone, Poole BH14 9NW Guide Price £650,000 Freehold

A MODERN four storey town house in a SECURE GATED COMPLEX of just four properties. 2130 SQ FT of BRIGHT and SPACIOUS accommodation which is IMMACULATELY presented throughout. The property consists of LARGE kitchen/diner, LIVING ROOM opening onto the GARDEN, FOUR DOUBLE bedrooms; two of which have EN-SUITES, Family Bathroom, Utility room, and INTEGRAL GARAGE.

- FOUR DOUBLE BEDROOMS
- GATED COMPLEX
- ENTRY PHONE SYSTEM
- TRANQUIL LOCATION

- SECURE PARKING
- INTEGRAL GARAGE
- SOUTH FACING GARDEN
- SECURITY ALARM

Location

The Lower Parkstone area offers easy access to the 13'11 x 12' (4.24m x 3.66m) renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within FIRST FLOOR close proximity of the property. The Victoria green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town En-Suite Shower Room centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole SECOND FLOOR Harbour with its water sports and boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 En-Suite Shower Room hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Property Comprises

Nirvana is a MODERN four storey town house in a SECURE GATED COMPLEX of just four properties. The accommodation extends across 2130 SQ FT and is BRIGHT, SPACIOUS and IMMACULATELY presented throughout.

The property is arranged over FOUR FLOORS with the lower ground floor consisting of ample STORAGE space, LARGE UTILITY room and INTEGRAL GARAGE which can be accessed from the rear of the property. The ground floor boasts plenty of LIGHT, a WELL EQUIPPED kitchen with DINING AREA, spacious living room with PATIO DOORS onto the GARDEN and a W/C. The first and second floors consist of FOUR DOUBLE bedrooms (two with EN-SUITES) and a family bathroom.

LOWER GROUND FLOOR

Entrance Hallway

Utility Room 11'10 x 8'2 (3.61m x 2.49m)

Integral Garage 9'8 x 19'4 (2.95m x 5.89m)

GROUND FLOOR

Kitchen

Cloakroom

Lounge

13'11 x 17'4 max (4.24m x 5.28m max)

Master Bedroom

13'11 x 17'4 (4.24m x 5.28m)

Bedroom Two

13'8 x 9'9 (4.17m x 2.97m)

Bathroom

Bedroom Three

13'11 x 17'4 max (4.24m x 5.28m max)

Bedroom Four

13'11 x 13'8 (4.24m x 4.17m)

