



## Library Road, Parkstone, Poole, Dorset

Guide price £275,000

ATTENTION! INVESTORS ONLY. PARKSTONE, £275,000. Thacker & Revitt are pleased to offer this FREEHOLD SEMI DETACHED HOUSE that has been CONVERTED INTO TWO SELF CONTAINED FLATS. Both flats are let to long term tenants. The ground floor is a one bedroom, two reception room flat with modern kitchen and bathroom and off road parking space. The first floor flat is one bedroom, one reception room, modern kitchen and bathroom and allocated parking space. Both properties have GAS CENTRAL HEATING and DOUBLE GLAZING and are on SEPARATE UTILITIES and share the use of REAR GARDEN. This would make an IDEAL INVESTMENT PURCHASE. Please call our office to book your viewing.





## FRONT DOOR/ENTRANCE HALL (25)

15'7" x 3'2" (4.75 x 0.97)

UPVC double glazed door with frosted pane leading into the entrance hall to the ground floor flat. Emulsion painted ceiling, emulsion painted walls, fitted carpet. Wall mounted cupboard housing the fuse box. Understairs storage recess area. Panelled radiator. Two pendant light fittings, light switches.

## CLOAKROOM (25)

5'3" x 2'3" (1.62 x 0.71)

White painted door leading into the cloakroom. Sloping Artex ceiling, emulsion painted walls, lino flooring. White low level flush toilet with cistern and push button flush, white sink with two chrome effect taps, white tiled splash back. Wall mounted extractor vent unit and air vent. Ceiling light fitting, light switch and isolator switch.

## KITCHEN / BREAKFAST ROOM (25)

17'1" x 6'10" (5.22 x 2.10)

White painted door with glass panes leading into the kitchen/breakfast room. Artex ceiling, emulsion painted walls, laminate flooring. Two UPVC double glazed windows to the side aspect. Wall mounted Ultimate 30C boiler which has nine years' guarantee remaining. A range of white melamine wall and base units and a light beech colour melamine worktop. Stainless steel sink with drainer bowl and chrome effect mixer tap, white four ring gas hob, electric oven. Plumbing and space for washing machine, space for fridge freezer. Two ceiling light fittings. Ceiling smoke alarm. Doors leading into the bathroom and second reception room. Panelled radiator. Light switches and plug sockets.

## BATHROOM (25)

10'8" x 5'11" (3.26 x 1.82)

White panelled door leading into the bathroom. Artex ceiling, emulsion painted walls over wood chip paper to part and white tiles to the remainder. Two piece white bathroom suite consisting of sink with two chrome effect taps and white bath with chrome effect mixer tap, wall mounted shower with riser and side bath panel. Extractor vent unit. UPVC double glazed window with frosted panes. Panelled radiator and wall mounted towel rail. Ceiling light fitting and light switch.

## RECEPTION TWO (25)

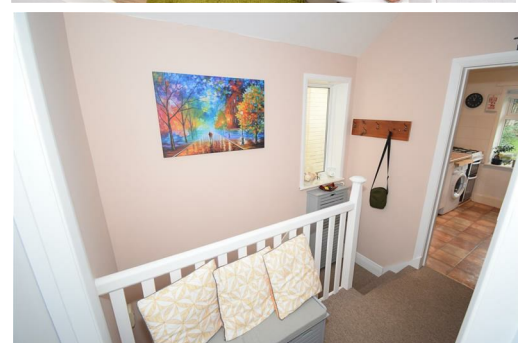
13'3" x 8'4" (4.05 x 2.56)

White painted door leading from the kitchen into the second reception room. Emulsion painted ceiling and emulsion painted walls to half height. Lower parts of the walls have wood cladded painted white panelling. Laminate flooring. Panelled radiator. UPVC double glazed patio doors leading into the rear garden. Ceiling light fitting, light switch and plug sockets.

## BEDROOM (25)

12'1" x 11'3" (3.70 x 3.44)

White painted door leading into the bedroom situated in the middle of the property. Emulsion painted ceiling to picture rail, emulsion painted walls, continuation of carpet. UPVC double glazed window looking into the second reception room. Panelled radiator. Ceiling light fitting, light switch, plug sockets.



# Thacker & Revitt

INDEPENDENT SALES & LETTING AGENTS

## LOUNGE (25)

11'10" x 12'1" into chimney recess (3.63 x 3.70 into chimney recess)

White painted door leading into the lounge. Emulsion painted ceiling and walls, continuation of carpet. UPVC double glazed window facing to the front aspect. Panelled radiator. Ceiling light fitting, ceiling smoke alarm, light switch, telephone sockets and plug sockets.

## FRONT DOOR/ENTRANCE HALL (25A)

UPVC double glazed front door with frosted glass panes leading into entrance hall area. Emulsion painted ceiling and walls, fitted carpet. Wall mounted fuse box. Ceiling light fitting and light switch. Stairs leading to first floor.

## LANDING (25A)

8'8" x 5'11" (2.66 x 1.81)

Landing area with doors to all rooms on the first floor. UPVC double glazed window to side aspect. Emulsion painted ceiling and walls, fitted carpet to stairs and landing area. Ceiling light fitting and light switch.

## KITCHEN (25A)

8'11" x 6'11" (2.73 x 2.12)

White painted door frame leading into kitchen. Artex ceiling, emulsion painted walls to part and tiles to the remainder, fitted lino flooring. UPVC double glazed window to rear aspect. A range of wall, base and drawer units with metal handles and white fronted doors. Stainless steel sink with chrome effect mixer tap. Space and plumbing for washing machine, space for fridge freezer. Free standing white cooker with four ring gas hob. Wall mounted extractor vent unit. Wall mounted Bush AG56TW boiler. Panelled radiator. Ceiling light fitting, light switch and plug and fuse switches.

## BEDROOM (25A)

12'1" x 11'3" (3.70 x 3.44)

White painted door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. UPVC double glazed window to rear aspect. Panelled radiator. Ceiling light fitting, light switch and plug sockets.

## LOUNGE (25A)

12'2" x 12'0" (3.71 x 3.67)

White door leading into reception room. Emulsion painted ceiling, emulsion painted walls, fitted carpet. UPVC double glazed window to front aspect. Panelled radiator. Ceiling light fitting, light switch and plug sockets.

## BATHROOM (25A)

7'0" x 5'6" (2.15 x 1.69)

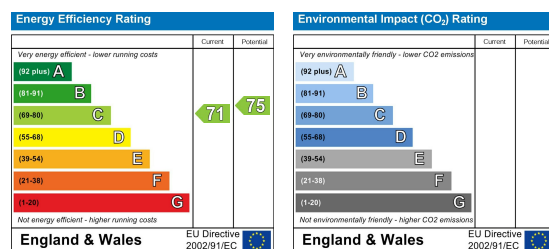
White painted door leading into the bathroom. Artex ceiling and emulsion painted walls to part with white tiles to the remainder. Tile patterned lino flooring. UPVC double glazed window with frosted pane facing to the front aspect. White three piece bathroom suite consisting of sink with two chrome effect taps, low level flush toilet with cistern and push button flush, white bath with chrome effect mixer tap and wall mounted shower with riser and side bath panel. Metal ladder style radiator. Ceiling light fitting, ceiling extractor vent unit, light pull cord and shower pull cord.

## GARDEN

The garden has two raised patio areas with the remainder being laid to lawn. Fencing to boundaries and side path leading to side access and to the front of the property.







## Consumer Protection from Unfair Trading Regulation

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 purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD