



**Dunford Road  
Parkstone, Poole, Dorset, BH12 2DN**

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## Freehold Price £325,000

The Old Bakery was originally built around 1890 as a bakehouse to the shop 'W.J. Pitcher' which was located in front, on the corner of Albert Road. This bakery was used for 100 years providing the shop with its bread and baked goods. There is still a small, bread store and thermometer on the side of the building. The plot was then divided, we believe in the 1990's, and 2a sold as a detached dwelling. The current owners have renovated the cottage over the past years and is presented in 'show home' condition. This beautiful home blends the charm of a Victorian property with modern fittings and fixtures. Immaculate throughout, with stylish décor, the home has 3 bedrooms, family bathroom, luxury fitted kitchen, downstairs w.c, and spacious lounge/dining room. Externally is a garage, small front patio area and driveway for 2 cars. (NB there is no garden at the property, just the patio area at the front and the drive)

- Detached Victorian cottage, formally used as a bakehouse for the shop on Albert Road
- Completely refurbished to a very high standard
- Presented in 'show home' condition throughout and beautifully decorated with care and style
- White high gloss luxury kitchen with attractive worktops over, soft tiled floors and contrasting wall tiling. Fitted with an induction hob, extractor, oven, and free standing fridge/freezer. Feature slimline wall mounted radiator.
- Beautifully presented lounge/dining room with 2 distinct areas and double doors to the front patio area (to be completed)
- Luxury family bathroom with shower over
- Completely redecorated throughout with brand new carpets and attractive laminate flooring on the ground floor
- Ground floor w.c
- Double glazed throughout
- Hive unit that controls all the heating and electrics
- New combination boiler fitted 18 months ago by British Gas with the remainder of the 10 year warrantee.
- Carpets and blinds included.
- Integrated garage and driveway with parking for 2 cars
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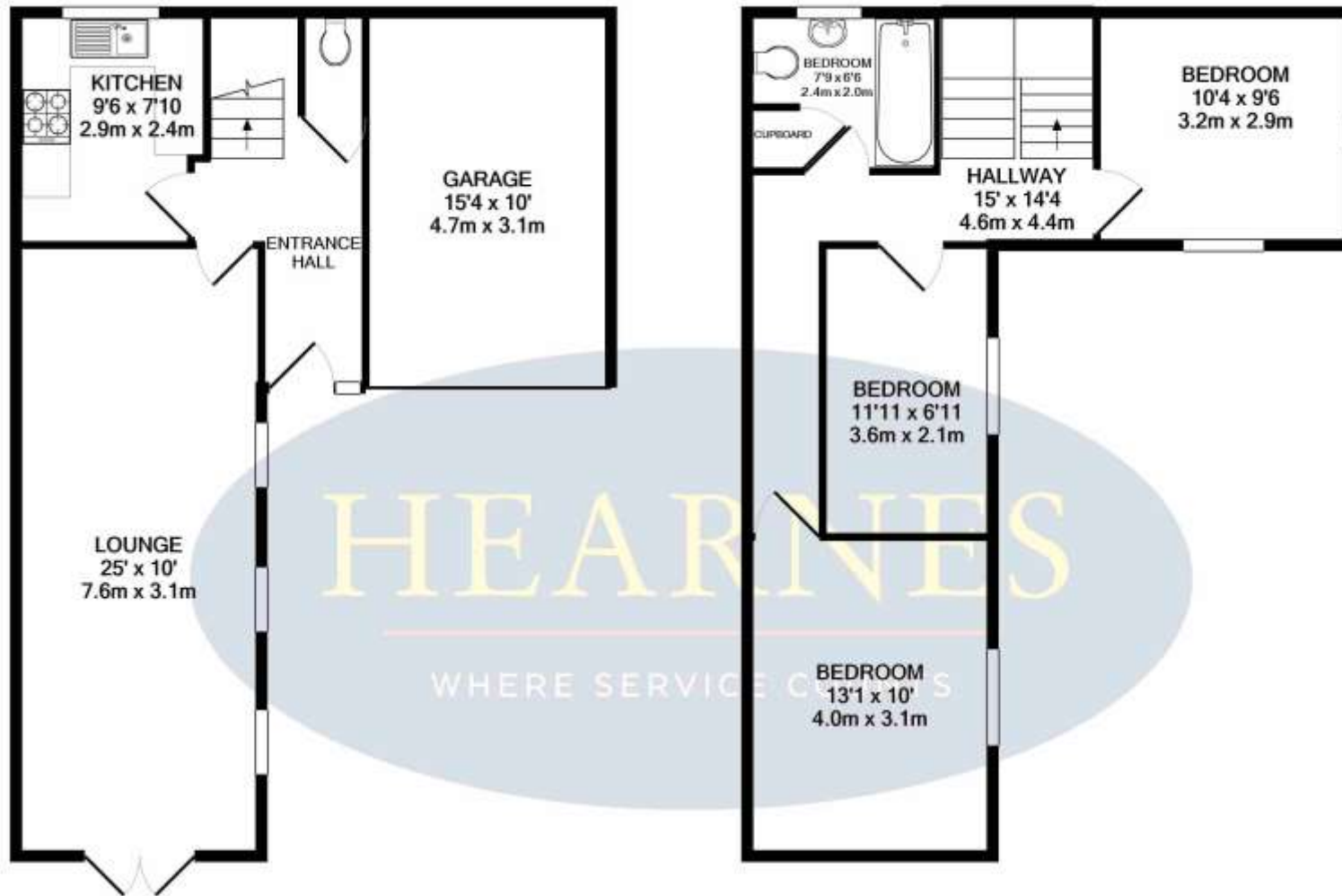
Set conveniently within half a mile of the shops at Ashley Road and 300m from Branksome Recreation Ground. The property is approximately 3 miles from both Poole and Bournemouth town centres, 1.5 miles to Westbourne and 2.5 miles to the beach and sea at Branksome Chine.

COUNCIL TAX BAND: C

EPC RATING: E

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 566 SQ.FT.  
(52.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 486 SQ.FT.  
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

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