



HEARNES

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**Gloucester Road, Parkstone
Poole, Dorset, BH12 2AP**

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Freehold Price £325,000

A splendid three double bedroom detached bungalow situated in a private, elevated corner plot with off road parking and a car port. This attractive property also benefits from a well-tended garden that sweeps around both sides and rear of the bungalow with great areas for alfresco dining. The bungalow is located within 300 metres of local shops and a similar distance to Branksome Recreation Ground.

- 3 double bedroom detached bungalow
- Fitted wardrobes in two bedrooms
- Gas heating via radiators
- Double glazing
- Private elevated plot with gated entrance
- Modern shower room
- Conservatory set off the superb modern kitchen
- Well equipped fitted kitchen with a range of high gloss white units, integrated dishwasher, washing machine, ceramic hob with a chimney style hood and a double oven
- Modern, high-quality laminate flooring throughout the bungalow with tiled floors in the kitchen and shower room
- Charming lounge with wood burner and views down to Branksome Recreation Ground
- Front porch, perfect for storage of shoes and coats
- Car port and block paved drive with parking for 3 cars

This lovely home is set just over 350 yards from Heatherlands Primary School, and just over ½ a mile to Poole Retail Park with its range of shops including John Lewis and DW leisure club and similar distance to Branksome Train Station. The local shops at Ashley Road are within half a mile offering a wide range of cafes and shops. Poole Park is less than 3 miles away as are the vibrant Town Centres of Poole and Bournemouth.

COUNCIL TAX BAND: C

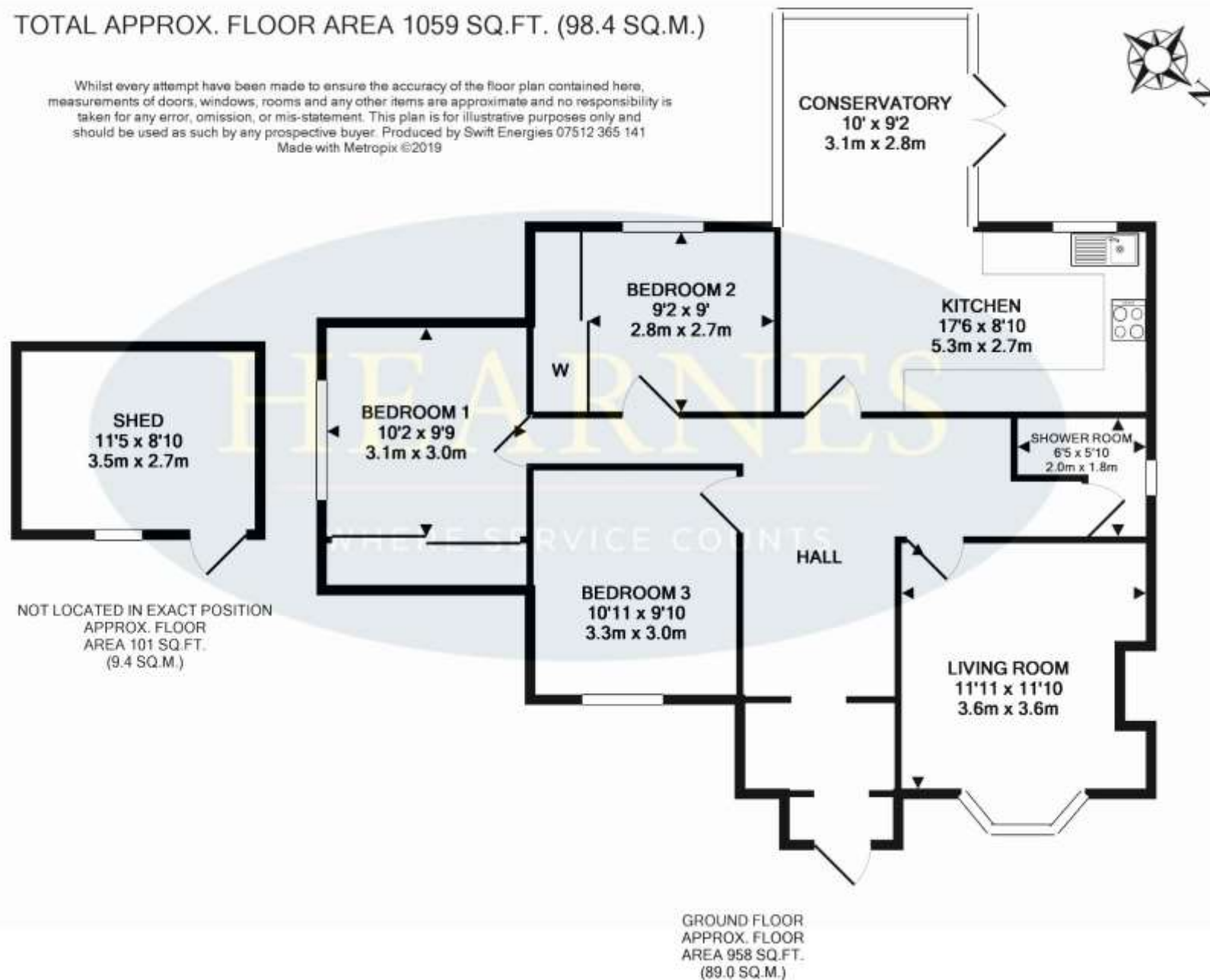
EPC RATING: D

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.



TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

