



**Chesil Gardens, Parkstone  
Poole, Dorset, BH12 3LX**

# Chesil Gardens, Parkstone, Poole, Dorset, BH12 3LX

## Freehold Price £260,000

An immaculate 3 bedroom semi-detached home, set in a private road in a cul-de-sac development of 10 properties, built in 2004 with a bright and spacious feel throughout. This family home is close to local shops on Ringwood Road and is just under a mile from Rossmore Leisure Centre, which offers a range of facilities including a swimming pool, state of the art gym/sports hall and indoor and outdoor football pitches.

- Immaculate accommodation spread over three floors
- 3 bedroom semi-detached house
- Tastefully decorated in natural tones with matching fitted carpets and flooring
- Parking space
- Private cul-de-sac location
- Private rear garden with patio and lawn, enclosed by timber fencing
- Luxury bathroom with separate shower cubicle and additional ground floor cloakroom
- Fitted kitchen with oven and hob and French doors to rear garden
- Currently used as a 2 bedroom/2 reception room home with the lounge set on the first floor (which could be used as the master bedroom) with a Juliet balcony and a dining room set on the ground floor which could be used as a bedroom or lounge
- Well equipped kitchen including a 4 ring gas hob, oven and fridge/freezer and patio doors opening onto a low maintenance rear garden
- Gas central heating & double glazing

The property is conveniently located just over 700 yards from local shops and similar distance to Rossmore Leisure Centre. Poole Town Centre is just under 3 miles away and Bournemouth Town Centre is just over 3 miles.

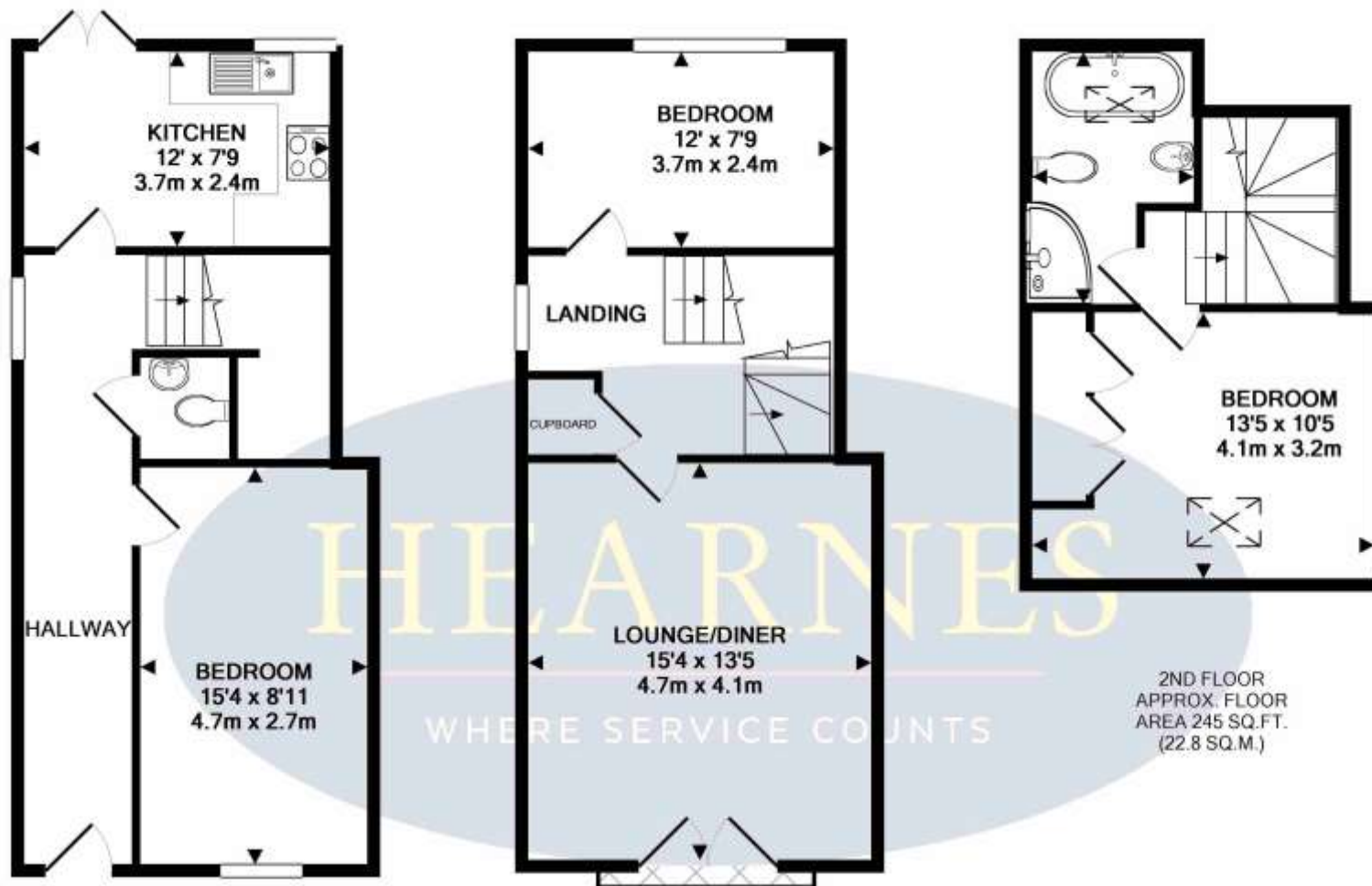
£200 per year maintenance for upkeep of private road, communal gardens and drains maintenance

COUNCIL TAX BAND: D

EPC RATING: C

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 395 SQ.FT.  
(36.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 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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