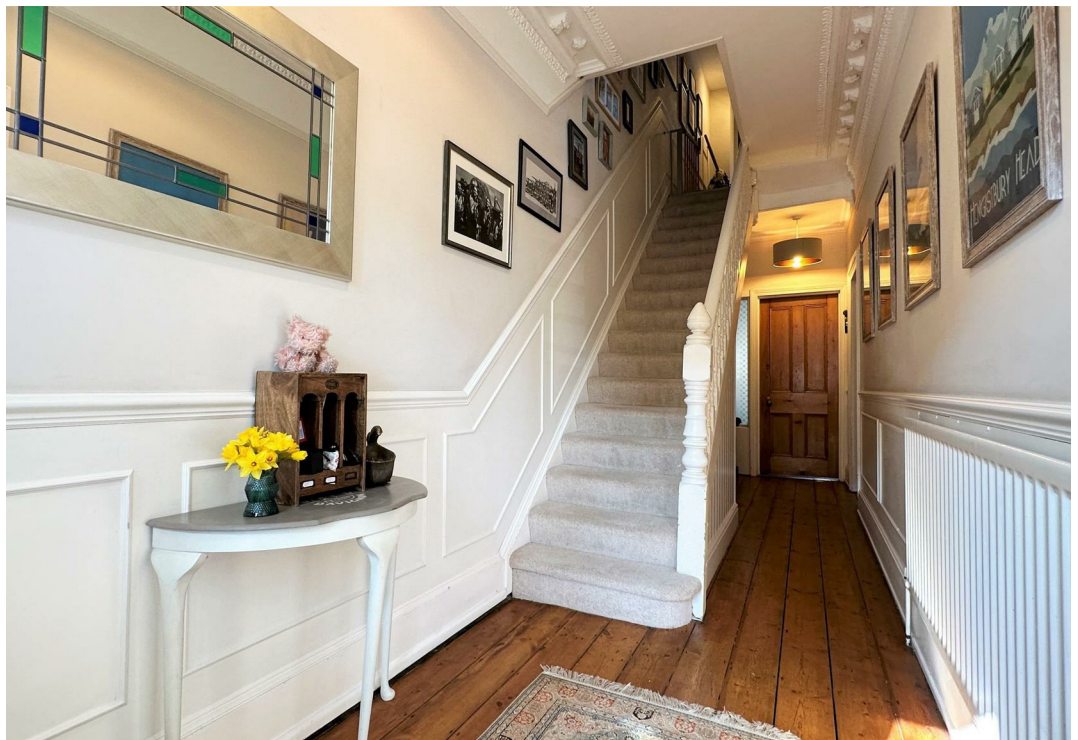




27 Balmoral Road, Lower Parkstone, Poole BH14 8TJ  
£750,000 Freehold





**\*\*CHARACTER FAMILY HOME\*\*** Situated in a QUIET ROAD and only a short walk from the amenities at ASHLEY CROSS. The property boasts excellent accommodation arranged over 3 floors, with 3 reception and 5 bedrooms. COURT HILL AND BADEN POWELL SCHOOL CATCHMENT

- STUNNING CHARACTER PROPERTY
- FIVE BEDROOMS
- COURT HILL AND BADEN POWELL CATCHMENT
- OPEN PLAN LIVING/KITCHEN ROOM
- ARRANGED OVER 3 FLOORS
- CLOSE TO ASHLEY CROSS

#### Lower Parkstone

The Lower Parkstone area offers easy access to the 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 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 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 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 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

This stunning 5-bedroom semi-detached character house is located in the sought-after and quiet Balmoral Road in Lower Parkstone, Poole. Built in 1896, this beautifully presented Victorian property combines period features with modern living to provide a comfortable and stylish family home.

As you step into the property, you are welcomed by an impressive entrance hall, which leads to the spacious living room featuring a bay window, high ceilings, and a charming fireplace. The separate dining room is perfect for entertaining home office or family living.

To the rear of the house is the large open-plan kitchen/family room which is a particular feature of this home with sitting and dining areas and bi-fold doors leading the rear garden making it an ideal space for family life. The modern kitchen is well-equipped with integrated appliances and a range cooker, offering plenty of storage and preparation space. the ground floor also benefits from a separate utility room and a downstairs cloak/shower room.

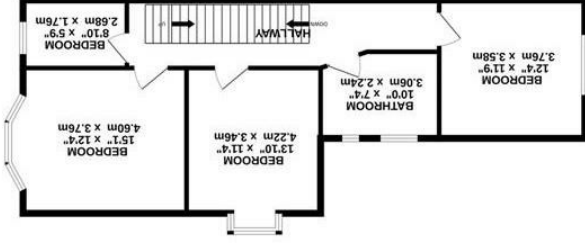
The first floor comprises three generous double bedrooms and one single bedroom and family bathroom. The second floor features a further double bedroom and two large walk-in storage areas.

Outside, the property boasts a private and level garden, with patio and lawn. The drive offers off road parking and electric vehicle charging point.

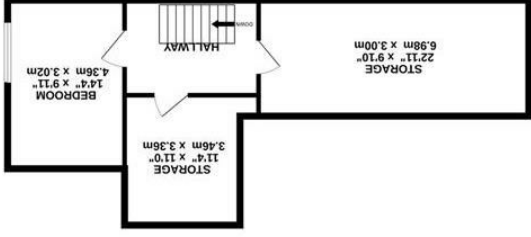




GROUND FLOOR (85.5 sq.m.) approx.



1ST FLOOR (68.0 sq.m.) approx.



2ND FLOOR (52.9 sq.m.) approx.

TOTAL FLOOR AREA : 2222 sq.ft. (206.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 purchaser 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 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.

Energy Efficiency Rating	
Energy Performance Certificate (EPC) Rating	A
Energy Performance Certificate (EPC) Rating	B
Energy Performance Certificate (EPC) Rating	C
Energy Performance Certificate (EPC) Rating	D
Energy Performance Certificate (EPC) Rating	E
Energy Performance Certificate (EPC) Rating	F
Energy Performance Certificate (EPC) Rating	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating	A
Environmental Impact (CO <sub>2</sub> ) Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C
Environmental Impact (CO <sub>2</sub> ) Rating	D
Environmental Impact (CO <sub>2</sub> ) Rating	E
Environmental Impact (CO <sub>2</sub> ) Rating	F
Environmental Impact (CO <sub>2</sub> ) Rating	G