Nirvana 9 Birchwood Road, Parkstone, Poole BH14 9NW

Price Guide £535,000 Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

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 and its water-sports / boating activities.

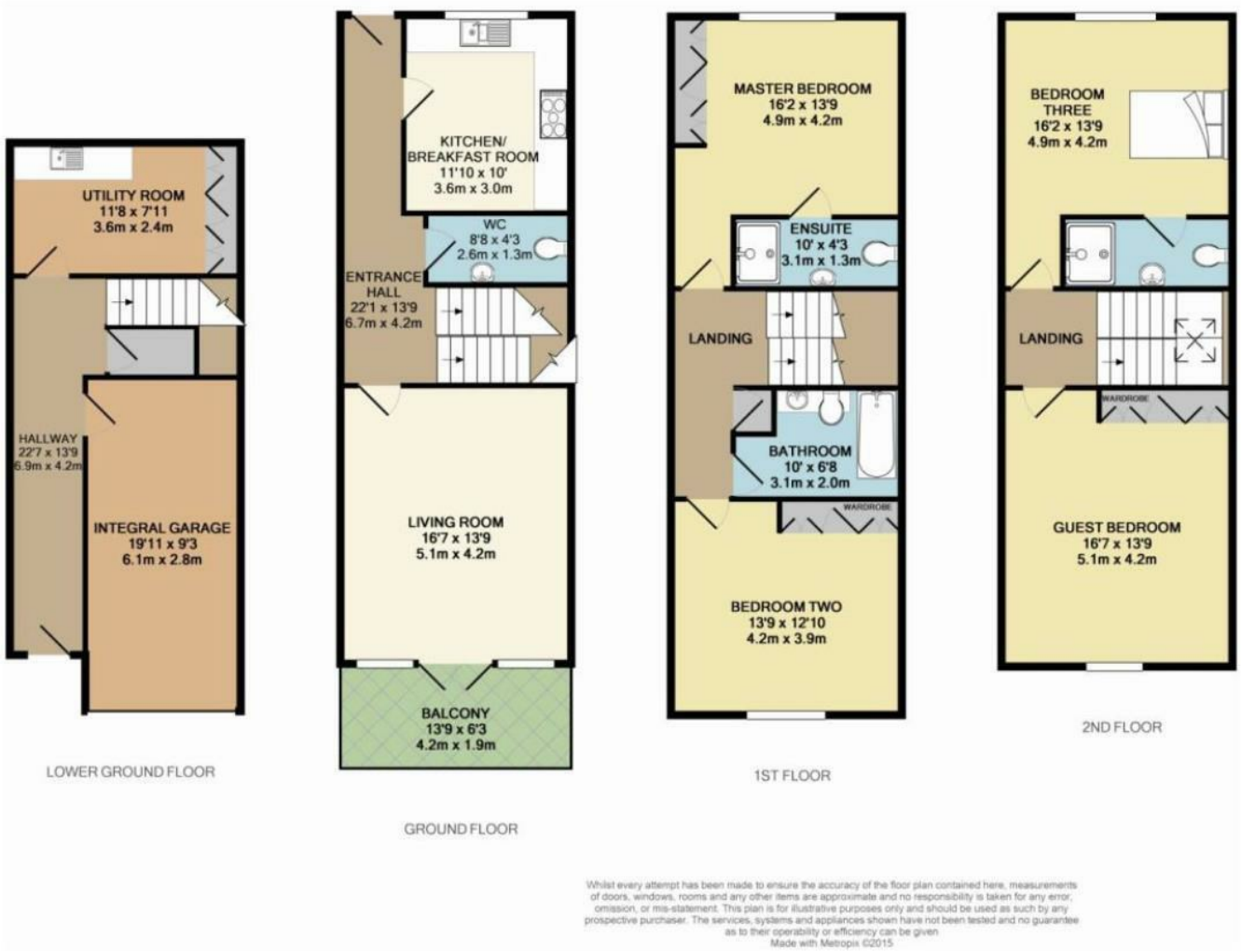
Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton 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
A well-proportioned four-bedroom townhouse arranged over four floors, set on the popular Birchwood Road in Poole. The property offers generous and flexible accommodation throughout, including an integral garage and utility room on the lower ground floor, with stairs rising to a bright first-floor living room that opens onto a private balcony. A separate kitchen/breakfast room and WC complete the main living level, creating a practical layout suited to modern day-to-day living.

The upper floors provide four good-sized double bedrooms, including a principal bedroom with en-suite facilities, a family bathroom, and further versatile bedroom space ideal for guests, home working or growing families. With strong room proportions, excellent storage and a layout that makes sense, the property is conveniently located close to local amenities, schools and transport links, making it a solid choice for families, professionals or buyers seeking space in a well-connected Poole location.

Outside: There is a communal driveway which leads around to the rear of the property where there is a single garage with up and over door, power and light and a courtesy door into the property. There is also a private garden at the rear of the property.

Tenure: Freehold
Maintenance:
Council tax band: F £3,260.23



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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:

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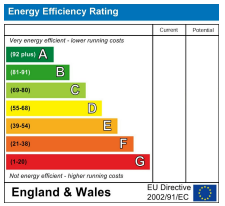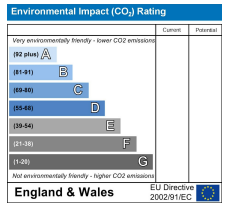
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