



Herbert Avenue, Parkstone, Poole, Dorset

Asking price £295,000

NEW INSTRUCTION, UPPER PARKSTONE, PROBATE SALE £295,000 Asking Price. New to the market is this spacious three double bedroom detached bungalow located in Herbert Avenue. This property is being offered with NO FORWARD CHAIN. It has two reception rooms, bathroom and oak colour fitted kitchen with oven and hob. There is a staircase in the entrance hall to the loft room (no building regulations in place on this). There is a driveway to the front of the property with parking for several cars and a well established rear sunny aspect garden with larger than average store shed. Good location for Rossmore school and easy access to Parkstone and Branksome John Lewis. Viewings by appointment.



ENTRANCE PORCH AND FRONT DOOR

Covered entrance porch to the side of the building leading to front door wooden leading into the entrance hall.

ENTRANCE HALL

12'0" x 9'11" x 4'1" (3.67 x 3.03 x 1.27)

Wooden front door leading into the entrance hall with white ceiling and papered walls and parquet style flooring. Doors to all ground floor rooms. Ceiling lighting. Light switches. Built in cupboard with teak coloured door and shelves inside.

BATHROOM

6'11" x 4'9" (2.13 x 1.46)

Door leading from the hall into the bathroom with white ceiling, full tiled walls and fitted flooring. Upvc double glazed window to side aspect. Radiator. Bathroom suite consisting of bath, toilet and wc and metal fittings. Ceiling lighting.



BEDROOM ONE (DOUBLE FRONT FACING)

13'6" x 10'8" (4.13 x 3.27)

Teak coloured door leading from the hall into this double bedroom with front facing aspect. White ceiling, papered and emulsion walls with parquet effect flooring. Lighting. Radiator. Built in wardrobes with hanging rails and shelves. Upvc double glazed bay style window overlooking the front drive. Light switch and plug sockets.



BEDROOM TWO (DOUBLE FRONT FACING)

10'11" x 13'6" (3.34 x 4.14)

Light wood coloured door leading from the hall into this double bedroom with front facing outlook. White ceiling, emulsion and papered walls with fitted flooring. Light switch and plug sockets. Lighting. Radiator. Upvc double glazed bay style window overlooking the front drive. Built in wardrobes with shelving and rails.



BEDROOM THREE (SIDE ASPECT)

9'5" x 8'0" x 6'4" (2.88 x 2.46 x 1.94)

Teak coloured door leading into this bedroom with side facing aspect. White ceiling, emulsion papered walls and parquet wood effect flooring. Ceiling lighting. Radiator. Double glazed window overlooking side aspect. Light switch and plug sockets.



LOUNGE

15'5" x 11'6" (4.70 x 3.51)

Teak wood coloured door with glass panels leading from the hall into the lounge, which has rear facing views over the garden. White ceiling, emulsion painted walls and parquet wooden effect flooring. Lighting. Radiator. Light switch and plug sockets. Upvc double glazed window. Fireplace.



KITCHEN

Teak coloured door leading from the entrance hall into the kitchen. White ceiling, part tiled and part emulsion painted walls with fitted flooring. A range of oak coloured fitted units with roll top worktops. Upvc double glazed window to side aspect. Ceiling strip light. Light switch and plug sockets.

DINING ROOM

10'7" x 7'9" (3.25 x 2.38)

Leading form the kitchen in to this dining room area with rear facing aspect. White ceiling, papered emulsion walls nad fitted flooring. Double glazed window overlooking rear garden. Radiator. Built in cupboard for storage by the back door. Upvc double glazed back door with glass panes leading to the side drive area and in turn leading to garage. Ceiling lighting. Light switch and plug sockets.

LOFT ROOM

14'0" x 10'9" with landing area of 7'1" x 8'0" (4.27 x 3.30 with landing area of 2.18 x 2.45)

There is a loft room with staircase from the entrance hall with a built in cupboards and storage. (it does not have building regulations) ideal for application to create a fourth bedroom in this space.

REAR GARDEN

The rear garden hasa sunny aspect and a good size with a lawn area, pond and established plants and trees around the garden with fencing to the boundaries. Drive leading to the side wooden gates leading to the front to the property. There is a good size shed/ store room.

FRONT GARDEN

There is a tarmac driveway with two metal gates and shingle area to one side. Driveway leading up to the wooden gates into the garden and also to the front door. Fencing to the sides.

FREEHOLD

The property is FREEHOLD and is also being offered with NO FORWARD CHAIN. Viewings by appointment only.



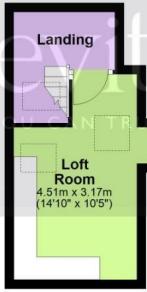
Ground Floor

Approx. 77.3 sq. metres (832.2 sq. feet)



First Floor

Approx. 15.6 sq. metres (167.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Not environmentally friendly - higher CO₂ emissions

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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EU Directive 2002/91/EC

England & Wales

Total area: approx. 92.9 sq. metres (999.9 sq. feet)

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Plan produced using PlanUp.

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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