

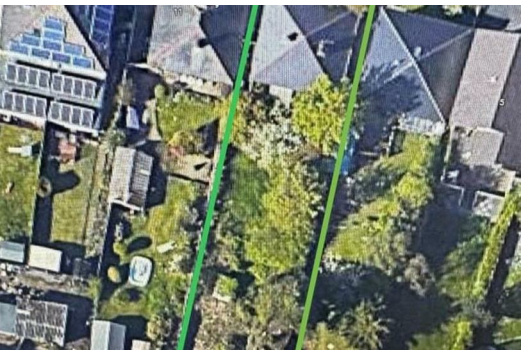


Livingstone Road, Parkstone, Poole, BH12 3AH

Offers invited £270,000

PARKSTONE, £270,000 Offers Invited. DETACHED TWO BEDROOM BUNGALOW. PROJECT. Take a look at this PROBATE SALE located in Livingstone Road, Parkstone. This two double bedroom detached bungalow is in need of complete updating and refurbishment and is an ideal project. It has a lounge, two double bedrooms, bathroom and kitchen, and benefits from a good sized sunny aspect rear garden. This FREEHOLD property is offered with NO FORWARD CHAIN.

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL THACKER AND REVITT AND BOOK YOUR VIEWING.



FRONT GARDEN AND DRIVE

Driveway parking with metal gates and path leading to front porch area with front garden laid to lawn. There is side access to the rear garden with wooden gates. Wall to the front boundary.

PORCH

Wooden framed entrance porch with doors opening with lino flooring and leading to inner main front door.

ENTRANCE HALL

20'4" x 3'2" (6.22 x 0.97)

Leading in from the front door into the entrance hall with doors to all rooms. White ceiling, papered walls and carpet. Light switches.

LOUNGE (FRONT FACING)

11'8" x 11'1" (3.56 x 3.40)

Door leading into this lounge with front facing aspect. Bay style window overlooking front garden and drive. White ceiling, papered walls and fitted flooring. Light switch and plug sockets. Fireplace. Ceiling lighting.

BEDROOM ONE (MAIN FRONT)

12'2" x 9'10" (3.71 x 3.01)

Door leading into this good sized double bedroom with front facing aspect. White ceiling, papered walls and carpet. A range of built in cupboards. Bay style window. Light switch and plug sockets. Ceiling lighting.

BEDROOM TWO (REAR)

10'5" x 12'0" (3.19 x 3.68)

Door leading from the entrance hall into this double bedroom with rear facing aspect. White ceiling, papered walls and fitted carpet. Window overlooking rear aspect. Light switch and plug sockets.

KITCHEN

6'9" x 12'4" (2.07 x 3.76)

Door leading into the kitchen with rear facing aspect. A range of units, sink and space and plumbing for washing machine. Wall mounted hot water boiler. Window to rear aspect. Light switch and plug sockets. Wooden back door leading to rear garden.

BATHROOM

4'7" x 9'0" (1.41 x 2.75)

Door leading from the entrance hall into the bathroom with white ceiling and papered, tiled walls with lino flooring. Three piece suite of bath, wc and sink. Window to side aspect. Ceiling lighting.

REAR GARDEN

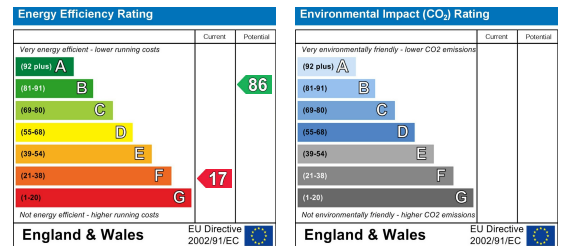
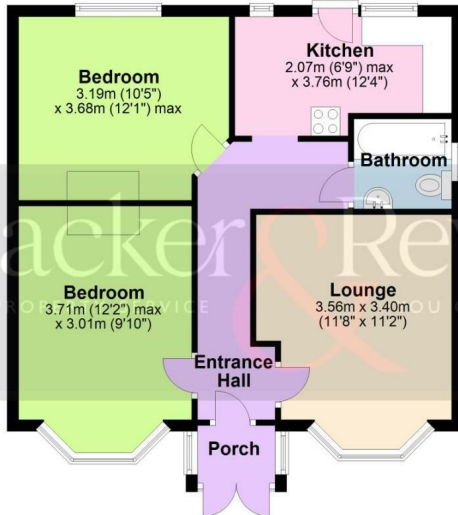
There is a good sized sunny aspect rear garden, mainly laid to lawn with established trees and plants and patio area. Small patio area and side access to the front of the property.

TENURE

The Property is "FREEHOLD" and is being offered with "NO FORWARD CHAIN".

Ground Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

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