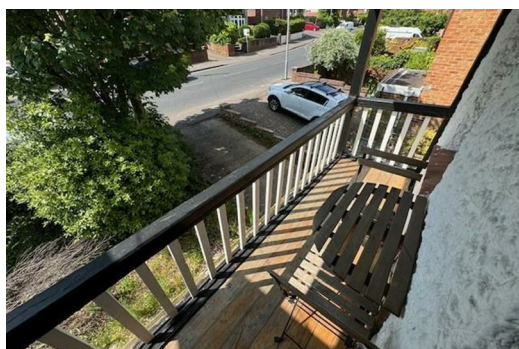




## 9 Woodside Road, Lower Parkstone, Poole, Dorset, BH14 9JH

Guide price £255,000

NEW TO THE MARKET! FIRST FLOOR GARDEN APARTMENT, £255,000 GUIDE PRICE. Take a look at this spacious apartment located between Penn Hill and Ashley Cross. It is offered with two double bedrooms and a study / dressing room. It has its own entrance and there is a driveway leading to parking and garden. Lounge with feature fireplace and front facing bay window with window seat. Spacious fitted kitchen breakfast room with cream fronted units and roll top worktops. There is a range style cooker with extractor above, integrated dishwasher and space and plumbing for washing machine. The bathroom has four piece suite consisting of white bath, wc, sink and separate shower. Outside to the rear of the property is a garden area with garden shed and decking. Scope for off road parking. Council Tax band B. LEASE OF APPROX 161 YEARS. This would make an ideal FIRST TIME BUY. DON'T MISS OUT AND MAKE YOUR NEXT MOVE WITH THACKER & REVITT.



# Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

## FRONT DOOR AND ENTRANCE HALL

9'9" x 4'10" (2.99 x 1.49)

Outside concrete steps leading to a black double glazed front door. Entrance hall area with white ceiling, emulsion painted walls and fitted carpet. Two upvc double glazed windows creating lots of natural light. Ceiling lighting. Light switches. Raised ledge shelf area, hand rail and banister leading to a wooden door into the main entrance hall.

## LANDING HALLWAY

16'1" x 2'9" x 7'8" x 6'6" (4.92 x 0.84 x 2.36 x 2.00)

Leading in from the stairs, the hall has white ceiling, emulsion painted walls and fitted carpet. Light switches. Ceiling lighting. Radiator. A built in cupboard with shelving inside for storage. Doors to all rooms.

## LOUNGE

14'0" x 16'11" (4.27 x 5.18)

Door leading into this spacious lounge reception room with front facing aspect. Emulsion painted ceiling and walls and fitted carpet. Large double glazed box style bay window with wooden window seat. Radiator. Feature fireplace with inset fire and mantle. Wall mounted consumer unit. Ceiling lighting. Light switch, plug sockets and TV socket.

## KITCHEN/ BREAKFAST ROOM

14'8" into bay x 9'10" (4.49 into bay x 3.00)

Wooden door leading into this modern fitted kitchen breakfast room. Emulsion painted ceiling and walls, and tile pattern laminate flooring. Radiator. Recess box bay window area with upvc double glazed windows overlooking rear aspect. A range of cream fronted wall, base and drawer units with metal handles and wood effect looking laminate worktops. Integrated dishwasher, space and plumbing for washing machine and space for fridge freezer. Free standing range style cooker with extractor above. Space for a table and chairs in the recess bay area. Ceiling lighting. Light switch, plug sockets and fuse switches.

## BATHROOM

7'10" x 7'8" (2.41 x 2.34)

Door leading into this modern style bathroom with emulsion ceiling, fully tiled walls with tiled flooring. Ceiling lighting. Radiator. Upvc double glazed window with rear facing aspect. White ceramic sink with chrome effect fittings and white pedestal. White wc with seat, lid and flush cistern. White bath with metal fittings and shower attachment on hose with side panel. Corner shower cubicle with glass fronted doors, white shower tray and wall mounted shower. There is a built in cupboard housing a Worcester combi boiler. The boiler was installed less than 2 years ago and is under warranty.

## BEDROOM ONE (PRINCIPLE)

14'10" x 11'9" x 7'5" (4.53 x 3.60 x 2.27)

Door leading into this good sized double bedroom with side facing aspect. Emulsion painted ceiling and walls, fitted carpet. Upvc double glazed window with a wooden window seat overlooking side aspect. Light switch and plug sockets. Ceiling lighting. Radiator.

## BEDROOM TWO (REAR FACING ASPECT DOUBLE)

12'3" x 10'9" (3.74 x 3.29)

Door leading into this double bedroom with side and rear facing aspect. Emulsion painted ceiling, emulsion painted walls and fitted carpet. Built in cupboard in far left hand corner for storage. Radiator. Two upvc double glazed windows. Ceiling lighting, light switch and plug sockets.

## STUDY/ DRESSING ROOM

6'5" x 5'6" (1.96 x 1.68)

Wooden door leading into this study /dressing room with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug socket. Upvc double glazed door with full glass panel leading out onto the balcony.

## BALCONY

Leading from bedroom three out onto this sunny aspect galley style balcony overlooking front aspect, with wooden stripped flooring and painted woodwork railings.

## GARDEN AND PARKING

Garden area conveyed with this property at the end of the drive. It has fencing and decked area and a garden shed.

This is a great space to relax in.

There are also two parking spaces behind the house by the garden conveyed with the property.

## TENURE

The property is Leasehold with 161 years remaining

Annual Ground Rent - Peppercorn

ADDITIONAL INFORMATION: new roof was built in 2019 which is still under warranty. This has 2 Velux windows installed, so there is an option to convert the attic (subject to planning permission).



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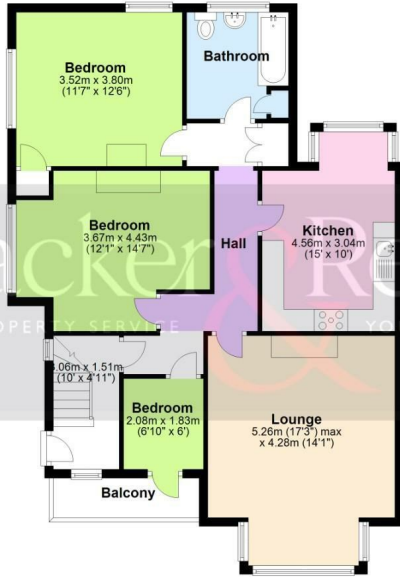
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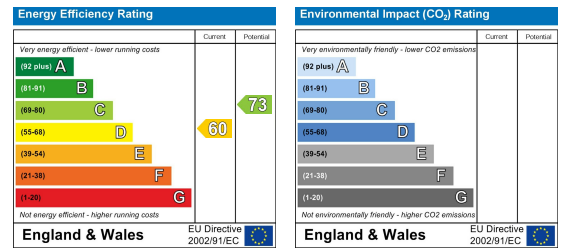
## Ground Floor

Approx. 87.2 sq. metres (938.5 sq. feet)



Total area: approx. 87.2 sq. metres (938.5 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 506006) Plan produced using PlanUp.



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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 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

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## Viewings

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