



26 Library Road, Parkstone, Poole BH12 2BE
Guide Price £375,000 Freehold





**** VIEW OUR VIDEO TOUR - VENDOR SUITED **** An exceptional family home situated conveniently near local shops, schools, and bus routes. The property features bright and spacious accommodations throughout, including an entrance hallway, a well-sized kitchen, a delightful lounge, a dining room, and a downstairs WC. Upstairs, there are two generously sized double bedrooms, two well-proportioned single bedrooms, and a modern family bathroom. The outside is truly charming, boasting a lovely tiered south-facing rear garden with numerous areas to enjoy the sun or for children to play. Additional benefits include double glazing, central heating, and on-street parking. Viewing is highly recommended

Entrance Hallway:

Kitchen:

3.96 x 3.06 (12'11" x 10'0")

Lounge:

4.10 x 3.61 (13'5" x 11'10")

Dining Room:

3.60 x 3.01 (11'9" x 9'10")

Downstairs WC:

Master Bedroom:

4.12 x 3.05 (13'6" x 10'0")

Bedroom Two:

3.66 x 3.05 (12'0" x 10'0")

Bedroom Three:

3.18 x 3.06 (10'5" x 10'0")

Bedroom Four:

2.59 x 1.52 (8'5" x 4'11")

Bathroom:

Tenure

Tenure: Freehold

Postcode: BH12 2BE

EPC: D

Council Tax: C

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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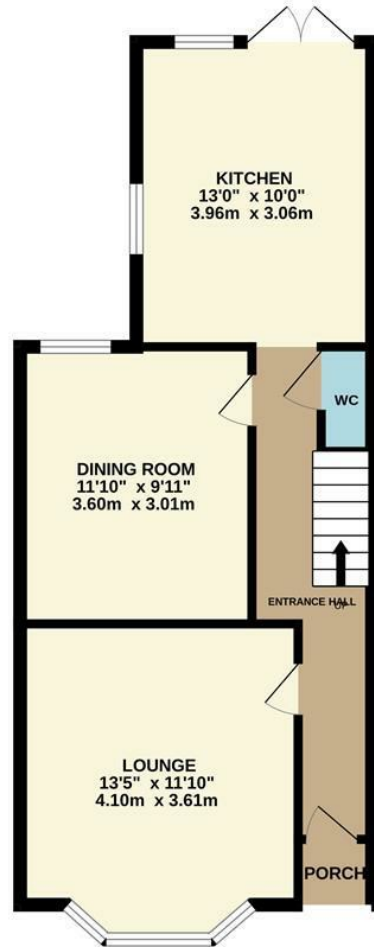
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GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



FIRST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(68-80) C		63	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			