



6 Brixey Close, Parkstone, Poole BH12 3PE

Situated on a corner plot and set within a cul-de-sac location lies this generous size two double bedroom detached bungalow requiring modernisation. We feel this represents an ideal refurbishment project for potential buyers to place their own touch on their home and there is the potential to convert the loft subject to the usual consents.

EPC: TBC **Council Tax Band:** C **Price: G/PRICE** £300,000 to £315,000.

 **2**  **1**  **1**

Freehold





Key Features

- DETACHED BUNGALOW REQUIRING MODERNISATION
- ENTRANCE HALLWAY
- 19ft APPROX. LOUNGE/DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- TWO BLOCK PAVED DRIVEWAYS
- GARAGE
- CORNER PLOT
- NO FORWARD CHAIN

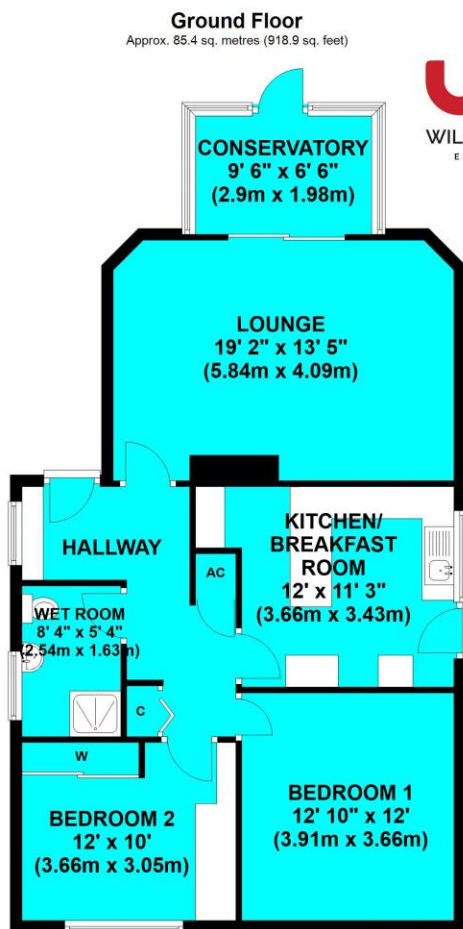
The Property

Upon entering you are greeted by a good size entrance hallway with doors off to all rooms. There is a great size lounge/dining room leading to a conservatory that looks over the front garden area. The kitchen/breakfast room offers space with a side access door and there is currently ample storage cupboards. There are two spacious double bedrooms and a wet room then completes the accommodation. Note: there is a large partly board loft with the potential to convert subject to the usual consents. Outside the property is screened by a mature hedge that provides privacy and there is a low maintenance front garden area. A pathway down the side leads to a courtyard style garden which is perfect for enjoying

the sun and there are two block paved driveways proving off road parking leading up to a oversized garage.

The bungalow is situated on a corner plot and set within a quiet cul-de-sac with similar properties around and it is offered with no forward chain.

Local schools include Livingstone Juniors, St Josephs Primary and St Aldhelms Secondary. Within easy reach are the New Forest, Poole Park and Poole Quay, and the town centres of Bournemouth and Poole, which offer a wide range of shopping, entertainment and recreational facilities. Train services to London Waterloo run from Branksome, Lower Parkstone, Bournemouth and Poole Stations.



Total area: approx. 85.4 sq. metres (918.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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