



51 Victoria Crescent, Parkstone, Poole BH12 2JQ

Nicely positioned within the heart of Parkstone a short distance away from excellent local amenities and Branksome recreation ground lies this modern three bedroom detached family home.

EPC: 61 Council Tax Band: C Price: £370,000 Freehold

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Key Features

- GENEROUS SIZE MODERN DETACHED FAMILY HOME
- ENTRANCE HALLWAY
- LOUNGE/DINING ROOM WITH PATIO DOOR LEADING TO THE GARDEN
- GOOD SIZE KITCHEN
- THREE BEDROOMS
- MODERN FITTED FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- NO FORWARD CHAIN

The Property

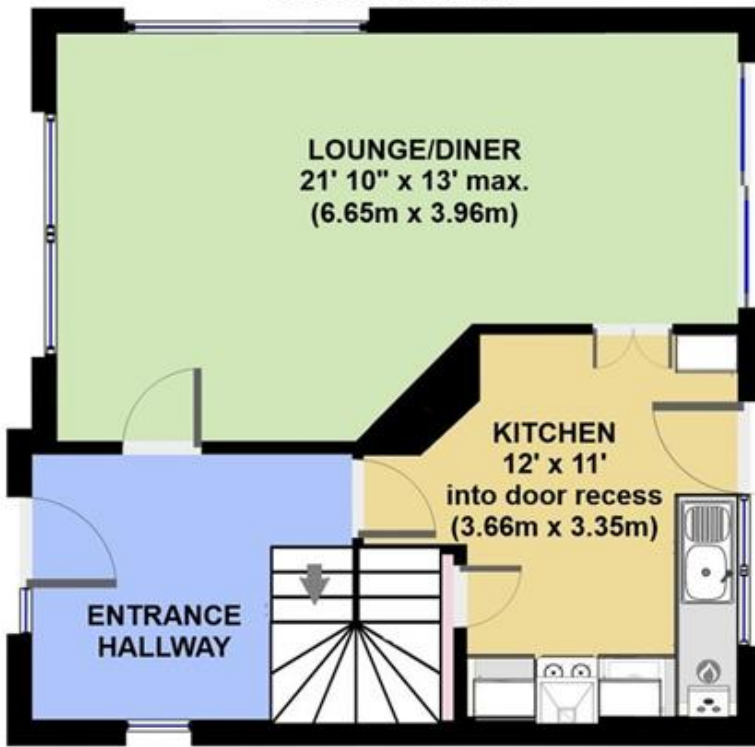
A UPVC double glazed door leads into the spacious entrance hallway and a door leads off to the light, bright and airy dual aspect lounge/dining room with a UPVC double glazed sliding patio door leading out to the rear garden. The good size kitchen offers ample space with plenty of storage units, a larder and there is a window and door overlooking/leading out to the rear garden. On the first floor there are three roomy bedrooms and a modern white family bathroom with a three-piece suite completes the accommodation.

Outside to the front there are two off road parking spaces and a side gate provides access into the rear

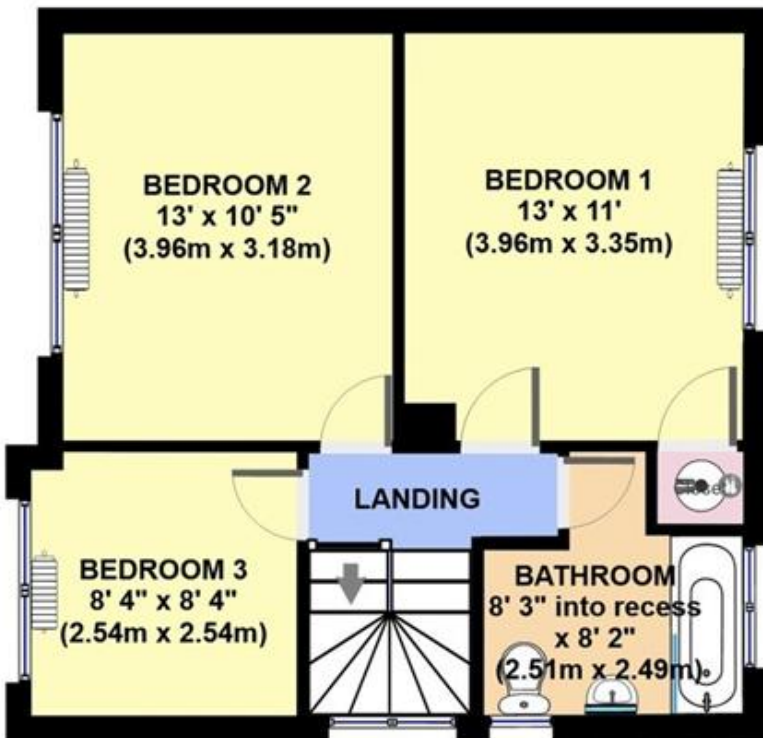
garden, which enjoys a sunny southerly aspect. Initially there is a patio area suitable for outside garden/dining furniture with the remainder of the garden being laid to lawn.

The house is nicely positioned within the heart of Parkstone close to local schools including Livingstone Road Jnr and Primary, Heatherlands and St Joseph's Catholic Primary schools. Ashley Road with its excellent shopping facilities and public transport is a short distance away. Also, Branksome recreation ground, Branksome railway station, which offers a direct route to London Waterloo and Redlands retail park are also close to hand.

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.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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