

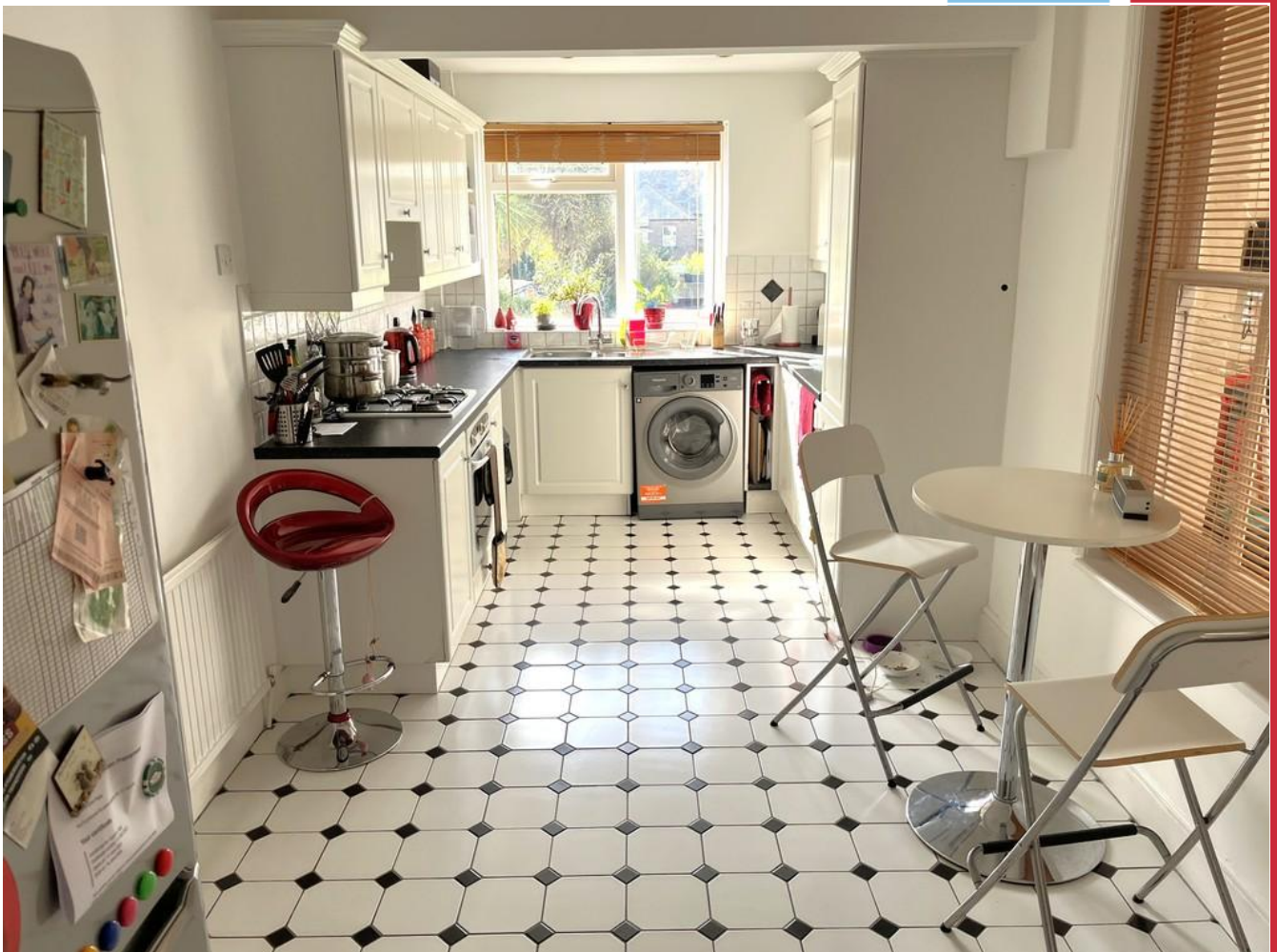


39 Courthill Road, Lower Parkstone BH14 9HJ

We are delighted to offer this deceptively spacious three-bedroom Edwardian mid-terraced home in the sought-after Courthill and Baden Powell school catchment. Within walking distance of Ashley Cross, Penn Hill village and Parkstone station, this charming property features generous sized rooms and retains many original character features, including a striking period fireplace, exposed floorboards and stripped wooden doors. Benefits include a south-facing rear garden, private off-road parking, and close proximity to local bistros, bars and shopping amenities.

EPC: 61 Council Tax Band: C Price: £385,000 Freehold







Key Features

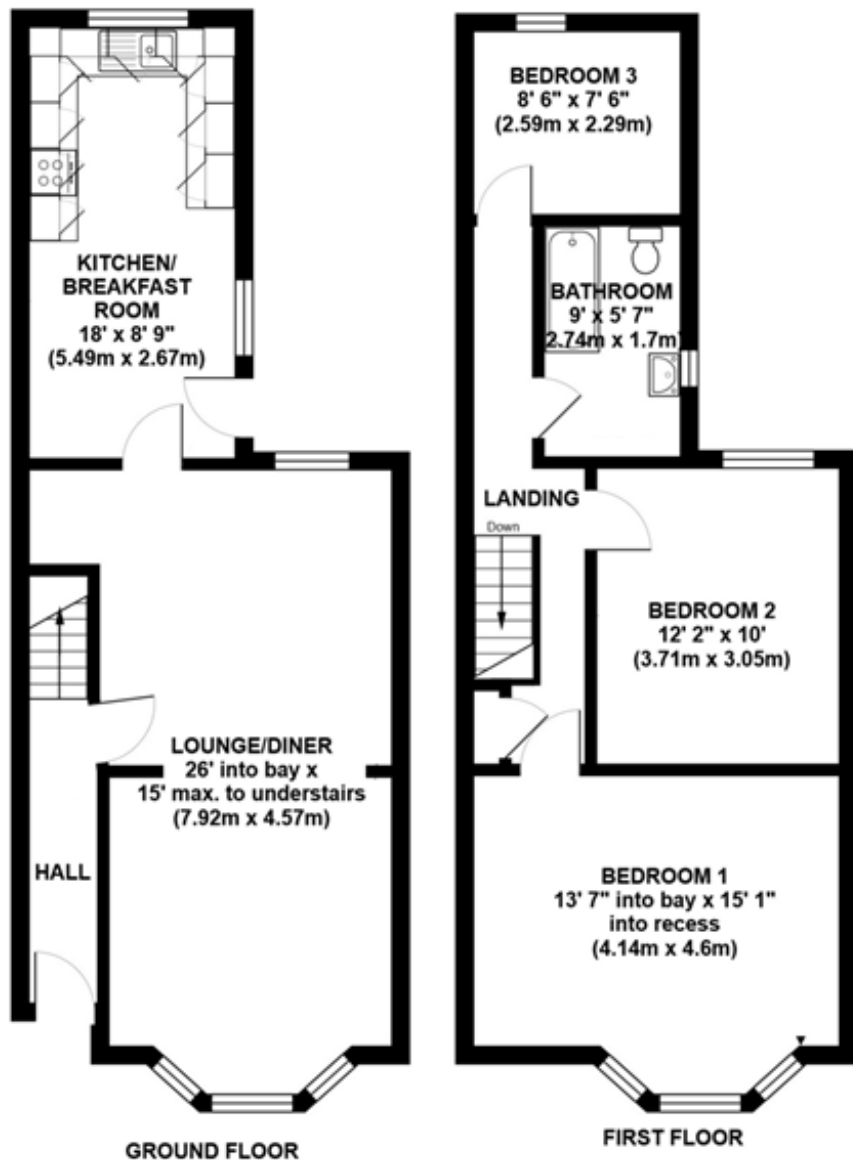
- CHARACTERFUL & WELL PRESENTED EDWARDIAN TERRACED HOME
- SPACIOUS LOUNGE/DINING ROOM WITH BAY WINDOW & PERIOD FIREPLACE
- APPROX 18' KITCHEN/BREAKFAST ROOM WITH GARDEN VIEWS
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS FAMILY BATHROOM
- MATURE SOUTH FACING REAR GARDEN WITH PATIO
- PRIVATE OFF ROAD PARKING
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- WITHIN COURTHILL & BADEN POWELL CATCHMENT
- SHORT WALK TO ASHLEY CROSS & PARKSTONE STATION

The Property

Through a colonial-style front door, you enter an inviting entrance hallway with exposed wooden floorboards, setting the tone for this characterful home. The spacious and versatile lounge/dining room features a bay window, under-stairs storage, a period fireplace, and matching floorboards. This leads to a generous kitchen/breakfast room with ample space and a pleasant outlook over the rear garden. A lean-to provides useful storage and garden access.

Upstairs, the landing leads to the master bedroom with a bay window, two further double bedrooms, and a sizable family bathroom. A wooden hatch provides loft access, and a door opens to an airing cupboard with storage.

The mature south-facing rear garden includes a lawn, shrubs, patio for outdoor dining, timber shed, and gated access to private parking via Warren Road.



All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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