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EST. 1985

98 Cynthia Road, Parkstone, Poole, BH12 3JG

Guide Price **£350,000**

A well-loved family home, ideally located in a sought-after area of Parkstone, Poole.

Offered with no forward chain, this charming property presents an exciting opportunity for new owners to add their personal touch and create a truly wonderful home.

The ground floor comprises an inviting entrance hallway, a well-proportioned kitchen, a cosy lounge with a feature bay window, a separate dining room, and a family bathroom. Upstairs, you'll find three bedrooms and an additional bathroom, providing ample space for comfortable family living.

Further benefits include double glazing, gas central heating, a generous rear garden perfect for outdoor enjoyment, and ample off-road parking via a private driveway.





Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast.

Divided into Lower Parkstone and Upper Parkstone, the area appeals to many residents, from young professionals to growing families and retirees.

Ashley Cross is a lively and fashionable hub filled with boutique shops, artisan cafés, stylish restaurants, and cosy pubs at the heart of Lower Parkstone. The area has a strong village-like feel and hosts regular markets and community events, enhancing its friendly and sociable atmosphere.

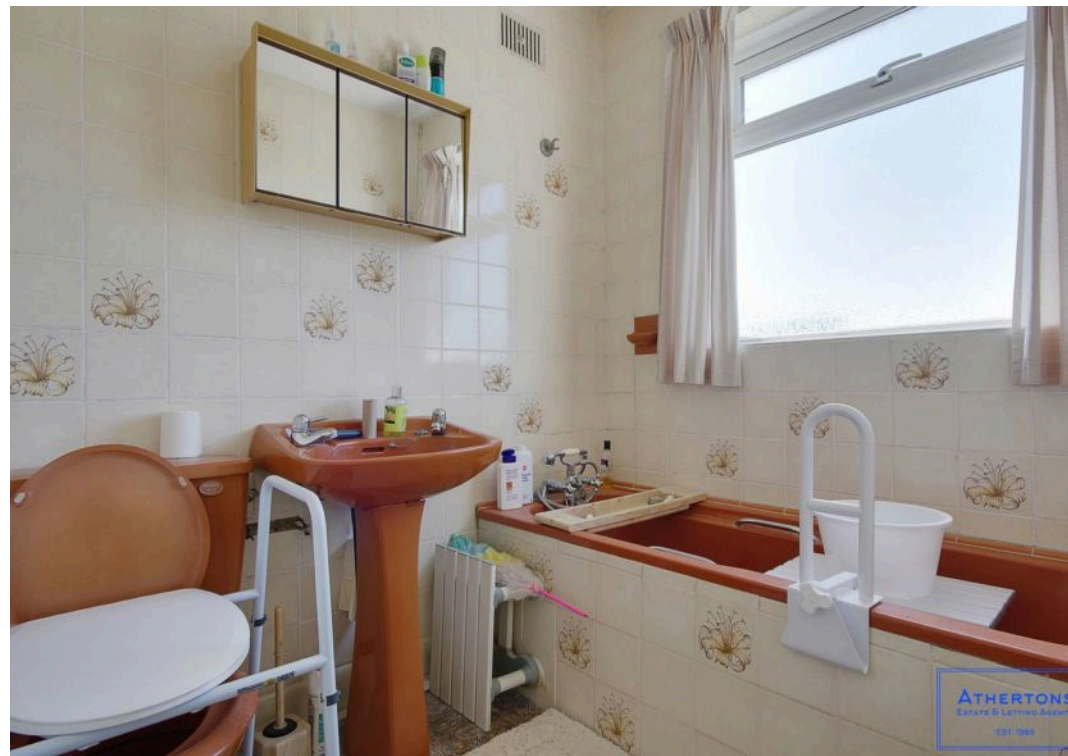
Parkstone is well-connected, with Parkstone railway station providing direct links to Bournemouth, Southampton, and London Waterloo. Major roads such as the A35 and A3049 offer easy access to nearby towns and attractions, including the award-winning beaches at Sandbanks and the tranquil waters of Poole Harbour.

Council Tax band: D

Tenure: Freehold



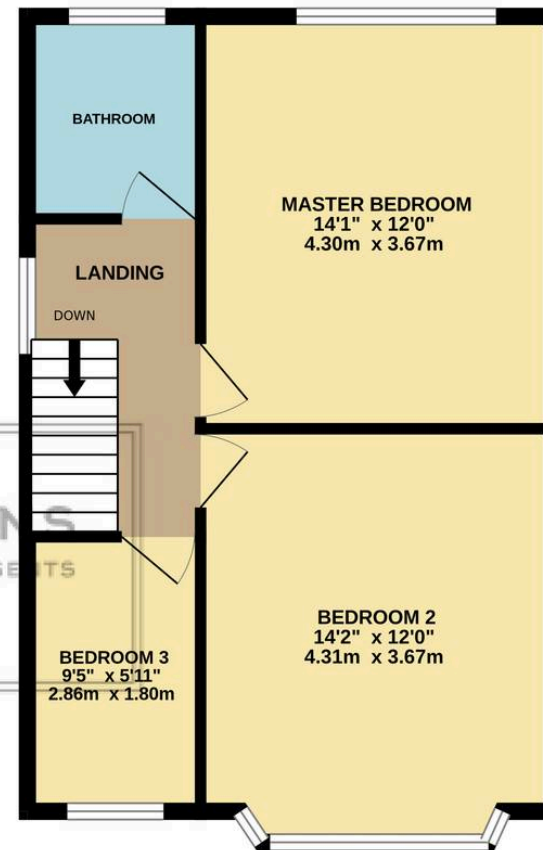




GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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