



Cynthia Road | Poole | BH12 3JE

Offers Over £325,000



**QSALES &
LETTINGS**

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Offered with no forward chain, this three-bedroom detached family home presents an excellent opportunity for refurbishment and modernisation. Situated in the popular area of Parkstone in Poole, the property offers spacious accommodation and great potential to create a lovely family home.

The ground floor compromises two good-sized reception/lounge/diners , providing flexible living space. The kitchen offers room for appliances and could be redesigned to suit contemporary tastes. There is also useful understairs storage in two separate cupboards.

Upstairs, the property benefits from three well-proportioned bedrooms. There are two doubles and one single, along with a family bathroom fitted with a shower over the bath.

Outside, the home displays a generous rear garden with a mix of lawn and patio area, enclosed by new fencing, ideal for family use or future landscaping projects.

To the front, there is recently re-tarmacked off-road parking for two vehicles.

Further features include gas central heating, double glazing throughout, brand new fencing in garden, superior ATAG Combi boiler, and vacant possession for a smooth purchase process.

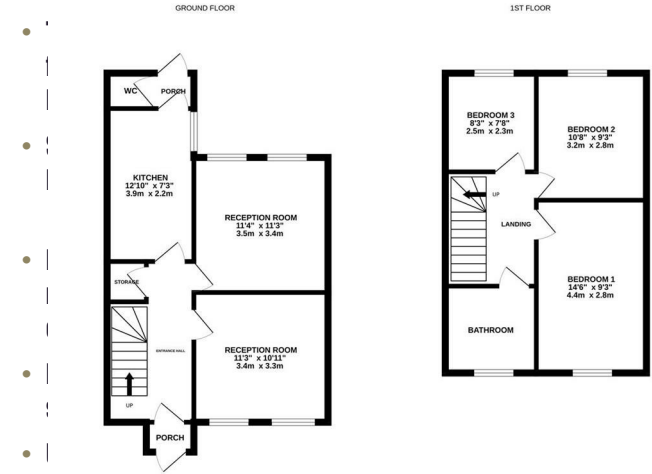
Located in a well-connected area, the property is within easy reach of local schools, shops, and transport links to Poole, Bournemouth, and beyond. Poole offers a vibrant coastal lifestyle with an array of amenities, restaurants, and leisure facilities.

Schools in catchment: Livingstone Road Junior School, Heatherlands Primary School, St Aldhelm’s Academy, St Edward’s Roman Catholic / Church of England School, Poole High School.

EPC Rating: D
Council Tax Band: D
Tenure: FREEHOLD, SOLD AS VACANT POSSESSION, NO CHAIN

This property represents a fantastic opportunity for those looking to add value and create a home to their own specification.

To arrange a viewing, please contact 01202 283654.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	56	
England & Wales		EU Directive 2002/91/EC