

Character 2/3-Bedroom Detached Bungalow with scope to improve

Draft Particulars

Tenure: Freehold

Approx 71 sq meters (764 sq ft)

**31 Kent Road, Parkstone,
Poole, Dorset. BH12 2EJ**

Price £325,000

- Entrance Hall
- Lounge/Dining Room, Lounge & Conservatory
- Kitchen
- 2/3 Double Bedrooms
- Bathroom
- Private Garden
- Night Storage Heating
- PVCu Double-Glazing
- 'Off-Road' Parking
- Close to Local Amenities
- Near to Recreation Fields
- No Chain!

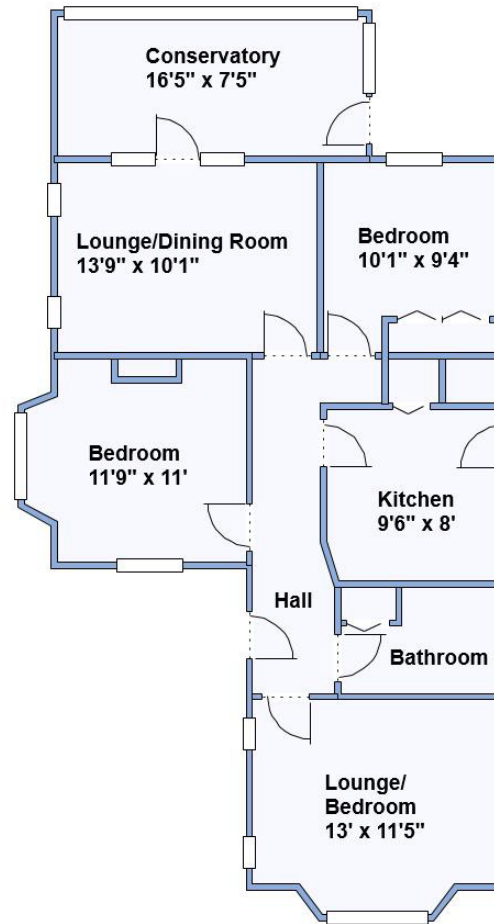
Detached character bungalow built circa 1937, occupying a delightful location on an elevated corner plot with private garden & 'off-road parking'. This is the first time the property has been on the market since 1964 and the bungalow has been overall, well maintained but now offers scope to modernise & perhaps improve the accommodation with a loft conversion subject to the necessary consents etc.

Accommodation and approximate room sizes:

- **Spacious Entrance Hall**
- **Lounge/Dining Room:** Feature open fireplace. Night storage heater. Door to:
- **Conservatory:** In need of some repair. Door to rear garden.
- **Kitchen:** Range of floor and wall cupboards. Cooker point. Plumbing for washing machine. Space for fridge/freezer. Deep larder cupboard. Hatch to roof space. Door to garden.
- **Bedroom 1:** Currently used as a lounge. Bay window enjoying a sunny aspect. Night storage heater.
- **Bedroom 2:** Bay window to side elevation. Night storage heater.
- **Bedroom 3:** Built-in wardrobe. Night storage heater. Window to rear elevation.
- **Bathroom:** Panelled bath. Pedestal wash basin & WC. Airing cupboard with insulated water cylinder with immersion heater. Night Storage Heating (system untested)
- **PVCu Double-Glazing. PVCu Soffits, Facias & Gutters**
- **Front Garden:** Good-size corner plot, mainly laid to lawn with mature shrubs & evergreens.
- **Rear Garden:** Mainly laid to lawn with paved patio area. 2 Side gates & integral garden store.
- **Driveway providing ideal 'Off-Road' Parking Space.**
- **Council Tax Band 'C'**
- **Energy Rating 'F'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04682



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

