



27 Inverclyde Road, Lower Parkstone, Poole BH14 8PB
Offers In Excess Of £700,000 Freehold





Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities. Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

This attractive family home is situated at the end of a cul-de-sac within the heart of Lower Parkstone, this quiet position enjoys an elevated and peaceful outlook over tree tops and Poole Harbour beyond. Ashley Cross with its bars, bistros, train station and amenities is only a short walk away, whilst local schools include Courthill and Baden Powell which are both less than half a mile away.

The property is bright and spacious throughout with internal accommodation approaching 1,200 sqft to include a large triple aspect living room, open plan modern fitted kitchen/dining room with sliding doors out on to the rear garden, downstairs WC, three bedrooms and family bathroom. The property has been modernised by the current owners to an extremely high standard.

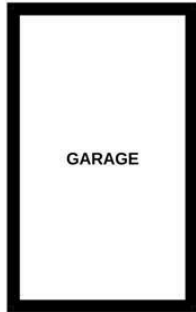
Externally the property benefits from ample off road parking with electric car charging point, The impressive south facing rear garden is sunny and private and is a particular feature of this home with several entertaining areas and lawns making it an ideal spot for modern family life. There is also a garage located below the property and at the rear.



LOWER GROUND FLOOR
112 sq.ft. (10.4 sq.m.) approx.

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B	81	44
(82-91) B	(72-81) C		
(69-81) C	(55-68) D		
(55-68) D	(39-54) E		
(39-54) E	(21-38) F		
(21-38) F	(1-20) G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B		
(69-80) C	(55-68) D		
(39-54) E	(21-38) F		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	