



## Loewy Crescent, Parkstone, Poole BH12 4PQ

Nicely positioned within a no through road lies this generous size three-bedroom end of terrace family home. There is also an impressive dual aspect lounge/dining room, a stylish modern kitchen with separate utility area and local schools and amenities are close by.

**EPC: 65 Council Tax Band: B Price: £315,000 Freehold**







## Key Features

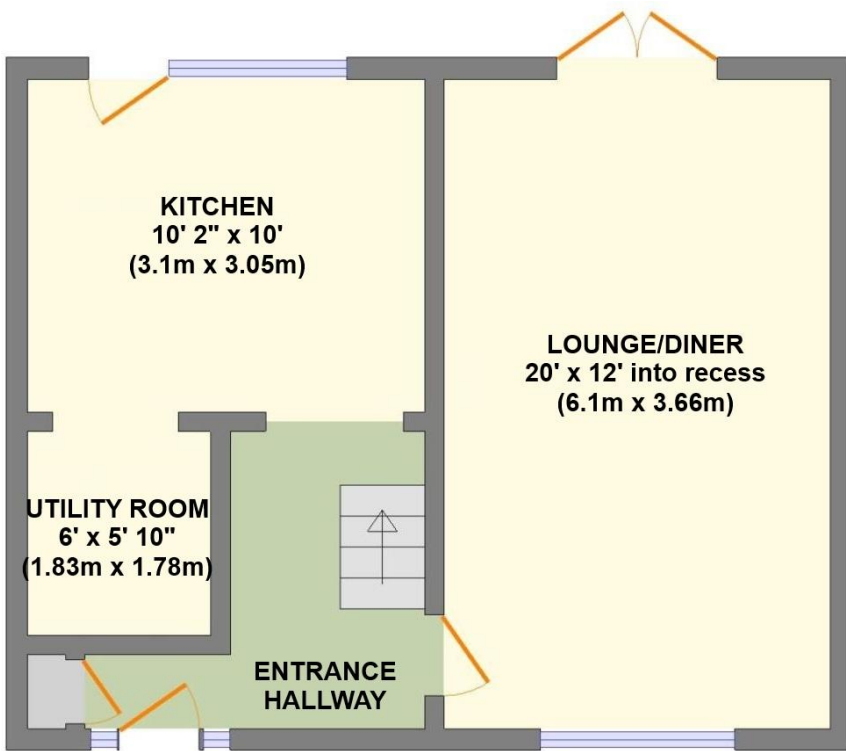
- SPACIOUS END OF TERRACE FAMILY HOME
- ENTRANCE HALLWAY
- DUAL ASPECT LOUNGE/DINING ROOM WITH LARGE WINDOW
- GENEROUS SIZE KITCHEN
- SEPARATE UTILITY AREA
- THREE BEDROOMS
- BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- AMPLE OFF-ROAD PARKING
- GOOD SIZE REAR GARDEN

## The Property

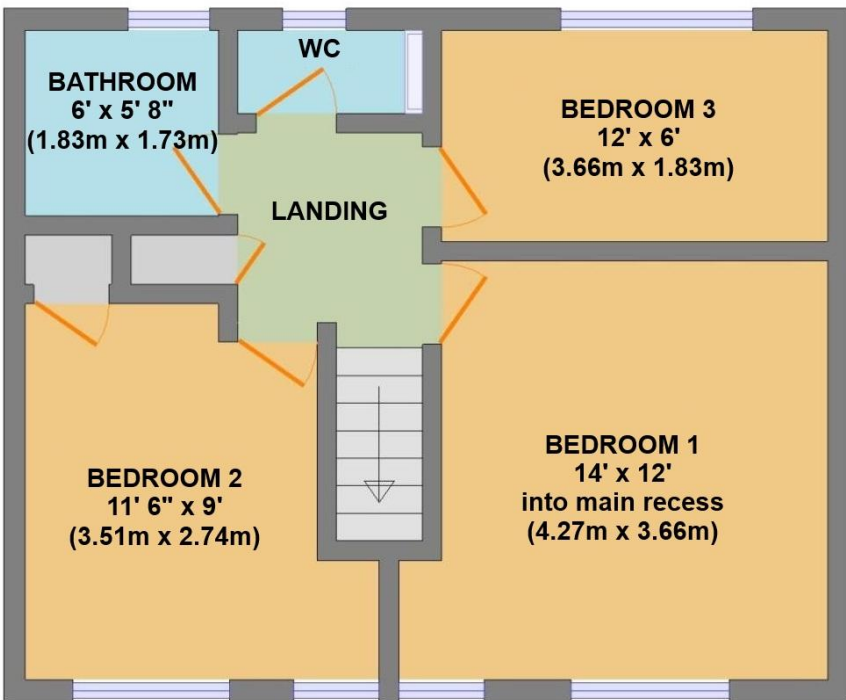
Initially upon entering there is the entrance hallway and to the right a door leads into the impressive lounge/dining room benefiting from a dual aspect with a large double glazed picture window to the front and French double-glazed doors to the rear. The modern stylish kitchen offers ample space and is a particular feature with integrated appliances, plenty of units, drawers and storage cupboards. A UPVC door provides access outside with a window overlooking the rear garden and there is a separate utility area off the kitchen. Upstairs there are three good size bedrooms serviced by a modern family bathroom and separate cloakroom. The front is block paved providing ample off-road parking and a gate at the

side leads down the side of the house where there is plenty of space for storage if required. The good size rear garden is set out with minimal maintenance in mind and initially there is a patio area suitable for outside dining/garden furniture. A few steps lead to a pathway, which continues to the far end and the middle of the garden is set out artificial grass and a child's play area.

The property is located within a no through road near to Bourne Valley Nature Reserve and local schools and amenities are close to hand. Bournemouth and Poole are both approximately a ten-to-fifteen-minute drive away.



**GROUND FLOOR**



**FIRST FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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