



Bournemouth Road, Lower Parkstone, Poole, BH14 0ER

Asking Price

**£850,000**

- Exquisite Victorian Villa
- No Forward Chain
- Original Features Throughout
- Courthill & Baden Powell School Catchments
- Walking Distance To Parkstone Station & Ashley Cross Green
- Four/Five Double Bedrooms
- Nearly 2,000SQFT
- Large South Facing Garden
- Ample Off-Road Parking
- Viewings Highly Recommended!

# Bournemouth Road, Lower Parkstone, Poole, BH14 0ER

NO FORWARD CHAIN / SPECTACULAR FOUR-FIVE BEDROOM SEMI-DETACHED VICTORIAN VILLA / NEARLY 2,000SQFT WITH LARGE SOUTH FACING GARDEN AND ORIGINAL FEATURES THROUGHOUT >>> Greys Estate Agents are delighted to present this exquisite Victorian villa situated in a tucked away position on Bournemouth Road in Lower Parkstone, Poole. Near to both Courthill & Baden Powell schools, as well as being within walking distance to Parkstone station, Ashley Cross Green and local amenities such as Waitrose. We anticipate a high volume of interest. The property comprises; Four/five double bedrooms, a semi open plan kitchen/dining area, separate south facing living room, wine cellar, and two bathrooms, one on each floor. The property also benefits from many of its original features, such as high ceilings, open working fireplaces, and a beautiful characterful galleried landing, as well as a magnificent entrance hall. Outside there is a large south facing private garden, side courtyard, and a garage for additional storage. Should you require any further information, or wish to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: D



**Living Room**  
(5.20m x 4.00m)

**Kitchen / Diner**  
(6.60m x 5.20m)

**Bedroom One**  
(5.20m x 4.00m)

**Bedroom Two**  
(4.60m x 3.90m)

**Bedroom Three**  
(3.65m x 3.00m)

**Bedroom Four**  
(5.15m x 2.50m)

**Bedroom Five / Study**  
(3.60m x 3.00m)

**Ground Floor Shower Room**  
(2.05m x 1.70m)

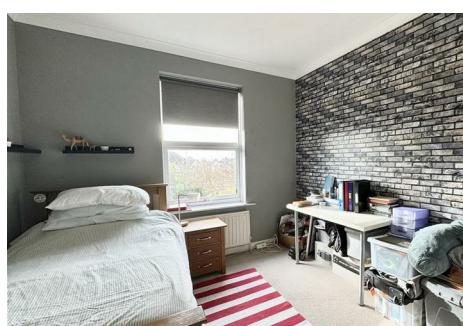
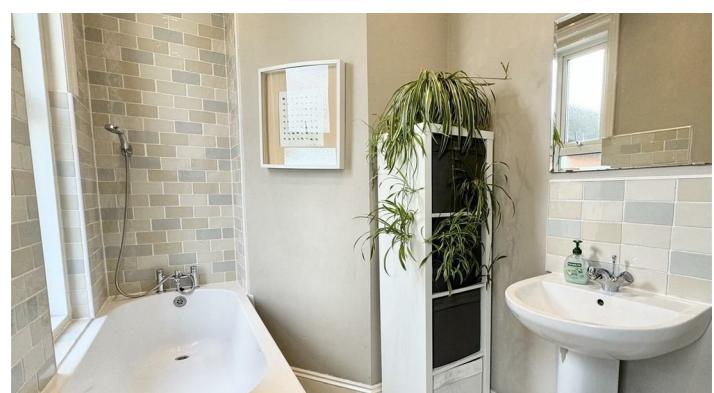
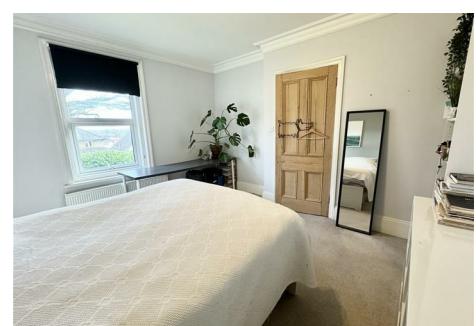
**Upstairs Bathroom**  
(3.60m x 1.85m)

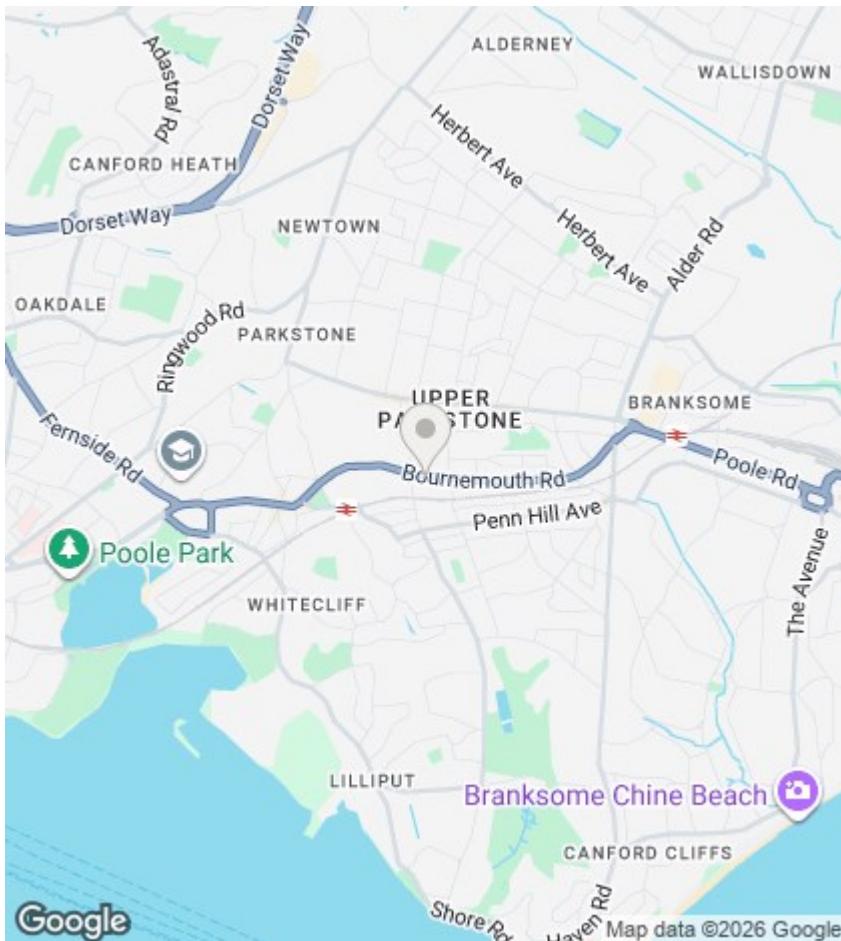


Total Area: 179.6 m<sup>2</sup> ... 1933 ft<sup>2</sup>

All measurements are approximate and for display purposes only







## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

E

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 74        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 54                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |