



Mansfield Road, Parkstone, Poole BH14 0DG

£390,000

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THREE BEDROOM SEMI-DETACHED HOUSE WITH LOTS OF POTENTIAL. THIS HOME HAS BEEN IN THE SAME OWNERSHIP FOR 27 YEARS AND IS IN A GREAT LOCATION WITH EXCELLENT SCHOOL CATCHMENTS. SOME WORK HAS BEEN UNDERTAKEN, REDECORATION IS NEEDED BUT THERE IS LOTS OF POTENTIAL.

This 3 bedroom semi-detached property comes with loads of potential. Yes, some decorative work plus refurbishment is needed but it is priced to reflect.

There are great opportunities in this brilliant location. The back garden can be extended and the front garden can be converted to allow off road parking, similar to many of the neighbours. The loft also has potential to convert.

The home has been in the same ownership for the last 27 years and within the last 8 years the owner has had a new boiler, thermostatically controlled radiators, plumbing, selected new windows and a new kitchen.

The location is a key feature in this nice neighbourhood with excellent school catchments, a short walk into Ashley Cross, and close proximity to Parkstone railway station.



KEY FEATURES

- 3 bedroom semi-detached home in a great location
 - In the same ownership for the last 27 years
 - Dedicated off road parking space to rear
- Lots of potential including opportunity for loft extension
- Opportunity to convert the front garden to off road parking
 - Opportunity to extend the back garden
- In the last 8 years, new boiler, thermostatically controlled radiators, plumbing
 - In the last 8 years selected new windows and a new kitchen
 - Requires decorative refurbishment
- Viewings with 24 hours notice and between 1pm and 6pm





Front of the Property

Grey painted timber fencing to 2 sides, mature hedge to the other 2 sides. Grey wooden entrance gate with stone pathways leading to the front porch and back gate. Plant and shrub beds.

Porch

Tiled floor. UPVC a double glazed lead light effect door with matching windows to 3 sides.





Front Door & Hall

Matching door and windows to the porch but with obscure glass. Hall is carpeted. Thermostatic radiator. Under stairs storage cupboard.

Downstairs Loo

Tiled floor, part-tiled walls, loo, small sink. Obscure double glazed window.

Living Area

Double glazed bay window with lead lights. Carpeted. Thermostatically controlled radiator. Purbeck fireplace and surrounds. Through arch to dining area.



Dining Area

Carpeted. Thermostatic radiator. Double glazed French doors leading to rear garden. Part glazed door to the kitchen.

Kitchen

Vinyl tiled floor. Cream timber low and high level storage units. Timber effect work surfaces with tiled splashbacks. Gas hob, electric oven, plumbing for washing machine. Double glazed window overlooking back garden. Glazed back door. Glow Worm 30c combi boiler.



Stairs and Landing

Carpeted, double glazed obscure window. Access to large insulated loft.

Bedroom 1 (Double)

Double glazed lead light bay window, thermostatic radiator.

Bedroom 2 (Double)

Double glazed window overlooking back garden, thermostatic radiator, fitted wardrobes and storage units.

Bedroom 3 (Single)

Double glazed window overlooking back garden. Thermostatic radiator.



Bathroom

Fully tiled, loo, sink, towel ladder, bath with shower over, new vinyl flooring. Double glazed obscure window.

Back Garden

From the back door there is currently a useful 'lean to' for storage and the back gate. Outside water tap. Part timber fenced, part brick surrounds to the garden with mature shrub beds. Concrete slabs and shingle. Further back gate to dedicated parking space, accessed from Earlham Drive. The garden gets sun until late afternoon.



ADDITIONAL INFORMATION

Tenure: Freehold

Annual Council Tax: Band C - £2,004.38 payable

Energy Performance Certificate (EPC) Rating: C (70)

Connectivity: Virgin fibre is available in the road. City Fibre IGB is also in the road.

TV: Virgin Media

Parking: Dedicated off road space plus opportunity to convert front garden.

Viewings: Between 1pm and 6pm with 24 hours notice.

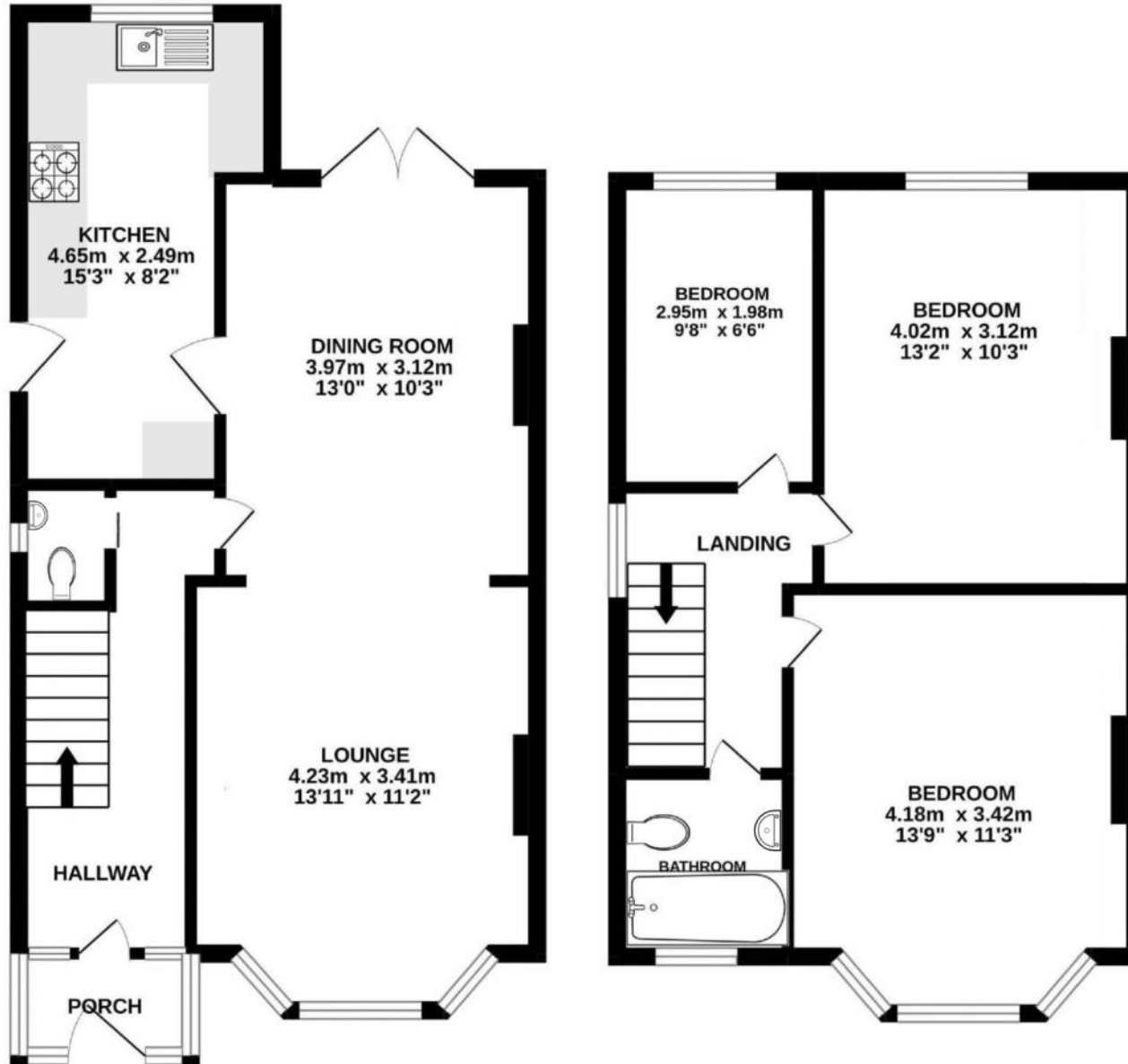




FLOORPLAN

GROUND FLOOR
45.6 sq.m. (490 sq.ft.) approx.

1ST FLOOR
39.8 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (919 sq.ft.) 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.

AREA DESCRIPTION

Right on the doorstep of the brilliant Ashley Cross. A few minutes walk to The Green, a park in the centre of Ashley Cross - great for kids and for adults there are often great events held there at weekends, the highlight being 'Grooves on the Green'. By the side of The Green is the award winning artisan baker, Patisserie Mark Bennett to collect your bread, savouries and cakes. Ashley Cross is renowned for its array of eateries and pubs. Try Drgnfly, Indi's and Pulcinella for food and the Dancing Moose, Bermuda Triangle and Bricklayers for 'pubby' atmosphere.

After that eating and drinking, time for exercise. You are close to Poole Park with every Saturday the free to enter Poole Park Run. Poole Park leads to Whitecliff Harbourside Park for great walks and cycle rides. The area has a strong cycling community with a favourite ride being over the Sandbanks chain ferry to the Purbeck Hills. This is also a key destination for walkers who want to explore Dorset's Jurassic Coast.

Locally is Parkstone Golf Club in the top 100 of UK golf courses and just down the road in Whitecliff is the East Dorset tennis club for tennis, padel and croquet plus tennis courts in Poole Park. The East Dorset Club has been voted Dorset club of the year in 2025. Poole Harbour is the 2nd largest natural harbour in the world and is a haven for windsurfers, kitesurfers and paddleboarders where it is known as a safe space to learn these sports.

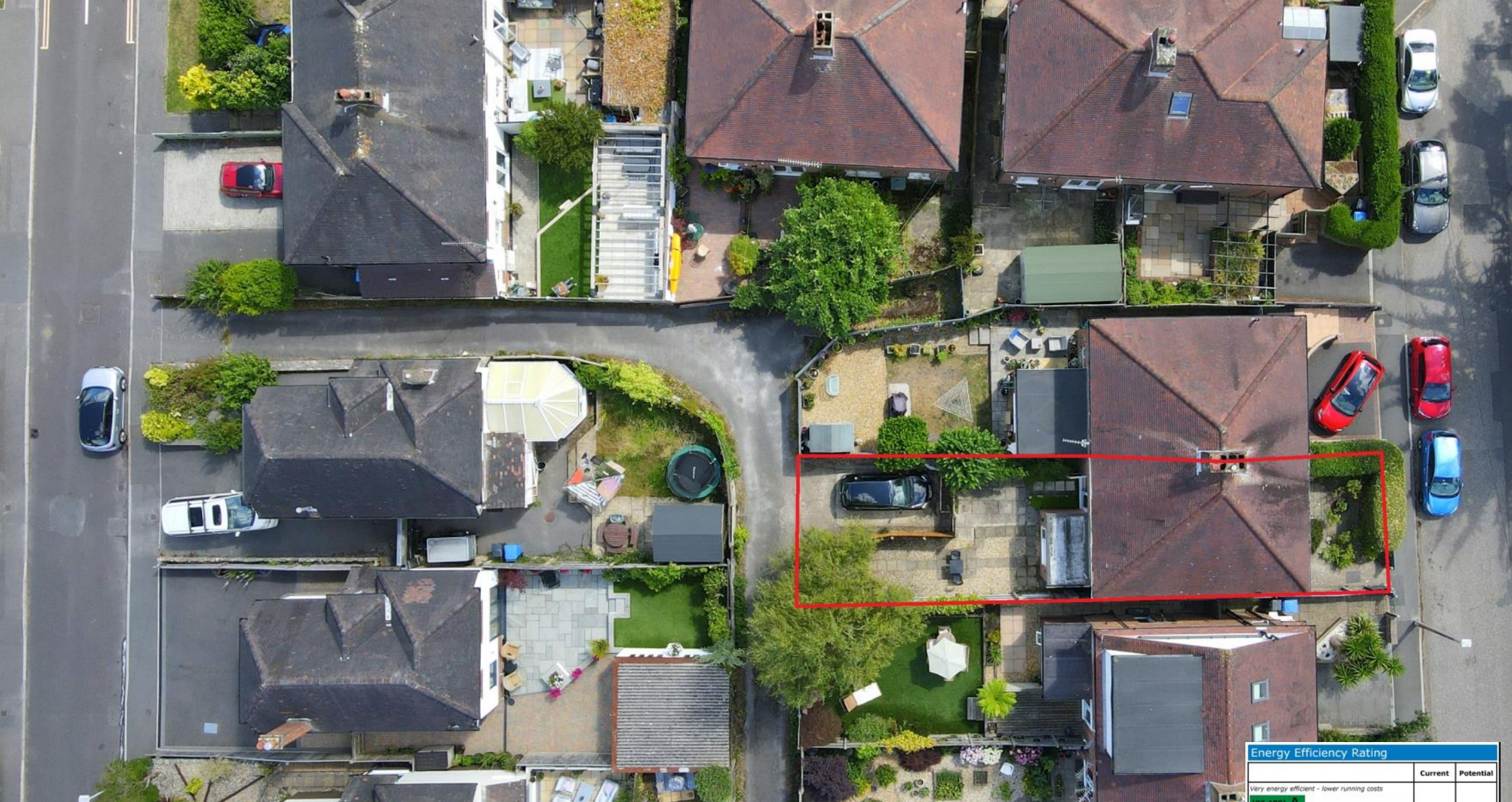
There are excellent schools in the catchment. For Infants, Courthill Infant school - Ofsted rated good. At primary level, Baden-Powell and St Peters Church of England-Ofsted good. At secondary level, St Edwards Roman Catholic school-Ofsted rated good or The Quay School-Ofsted outstanding.

Despite living in one of the most beautiful places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, the RNLI and Merlin Entertainments all in the conurbation.

From Ashley Cross you are approximately 2.5 hours from London by car. It is just over a mile to the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. It is a short walk to Parkstone Station and by rail there are direct routes to London(2 hours) and Manchester. Next door to the station is The Cow pub - always good for a pint at the end of your journey. Bournemouth International Airport is one of the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands. There is also a National Express link at Poole bus station.

For groceries, there is a Co-Op in Ashley Cross and you are equidistant from Asda and Sainsburys in Poole and Waitrose, Tesco and Lidl in Parkstone.

A lovely family location.



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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