

Property Location

Parkstone is one of Poole's largest and most desirable residential areas, offering an excellent balance of coastal living, green spaces and everyday convenience. Positioned between Poole and Bournemouth, it is divided into Lower Parkstone and Upper Parkstone, each with its own distinct character. Lower Parkstone is particularly sought after for its proximity to Poole Harbour, Ashley Cross and the beaches, while Upper Parkstone offers elevated positions, attractive residential streets and panoramic views across the harbour and Purbeck Hills.



Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Dunford Road, Bournemouth

Asking Price Of £460,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

- Freehold
- Detached House
- Well-Presented
- Four Bedrooms
- Two Bathrooms
- One Cloakroom
- Private Garage
- Large Rear Garden
- Driveway
- Gas Central Heating
- Double Glazed
- Log Burner
- Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

FOUR-BEDROOM DETACHED HOME | PARKSTONE, POOLE

An attractive four-bedroom detached house built in 1890, thoughtfully improved and maintained by the current owners throughout their 29-year occupancy. Offered for sale with no onward chain and vacant possession, this characterful property offers excellent potential for further modernisation and personalisation.

The ground floor accommodation comprises a recently fitted kitchen with integrated appliances, a separate dining room finished with durable Karndean flooring, and a generous living room featuring a log burner and carpeted flooring - ideal for relaxing and entertaining.

On the first floor are three bedrooms, one benefiting from an en-suite cloakroom, together with a modern family bathroom. The second floor is dedicated to the principal bedroom suite, which includes a private en-suite bathroom and a useful dressing area.

The property benefits from gas central heating and double glazing throughout. Externally, there is a spacious rear garden, a garage, and off-road parking.

Situated on the corner of Dunford Road and The Drive, the house occupies a quiet, convenient position in Parkstone. It is within easy reach of local amenities, shops, and schools, and benefits from excellent bus routes nearby. A charming period home with scope to create a truly exceptional family residence.

Agent's Note's:

Tenure: Freehold

Tax Band: C

EPC: D

All Mains Connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

