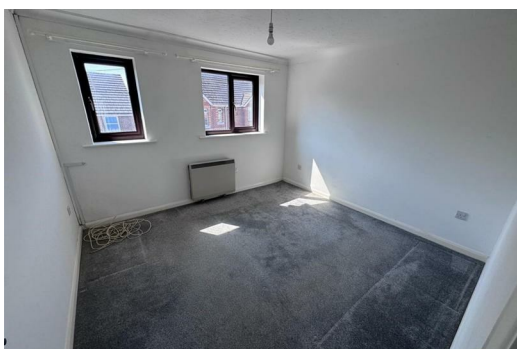




Lodge Close, Lower Parkstone, Poole, Dorset, BH14 9BD

Asking price £265,000

PENN HILL, PARKSTONE £265,000 Asking Price. Just to the market is this vacant mid terraced house located in a sought after area of Penn Hill. It has neutral decor throughout in white and grey. There is a lounge with front facing aspect and modern fitted kitchen breakfast room with a range of grey fronted units, oven, hob and extractor. Upstairs are two bedrooms and a modern bathroom with white suite. Outside is a patio tiled rear garden with gate leading to single garage located in a block. Electric heating and double glazing. Council Tax band C. Good location for John Lewis, Tesco Branksome, Branksome Railway Station along with easy access into Westbourne for its coffee shops, restaurants and boutique shops and access to the beach. It is offered with NO FORWARD CHAIN and would make an ideal FIRST TIME BUY. Keys are in the office and it is ready to view.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

FRONT DOOR AND ENTRANCE LOBBY

4'0" x 2'3" (1.23 x 0.69)

Brown Upvc double glazed front door leading into the entrance lobby. White walls and grey flooring. Wooden inner door with glass panels leading into the lounge.

LOUNGE

11'5" x 10'11" (3.50 x 3.34)

Lounge room with white ceiling and walls and grey fitted carpet. Stairs to landing. Door leading in to kitchen breakfast room. Ceiling lighting. Light switch and plug sockets. TV socket. Window to the front facing aspect. Electric heater.

KITCHEN / BREAKFAST ROOM

11'6" x 14'4" x 10'9" (3.51 x 4.39 x 3.30)

Door leading from the lounge into this spacious and modern fitted kitchen breakfast room with rear facing outlook to the patio garden. White ceiling, emulsion painted walls and lino flooring. A range of modern light grey fitted wall, base and drawer units with laminate worktops. Stainless steel sink with drainer and chrome effect fittings. Four ring glass top induction hob with extractor over and under worktop oven. Light switch, plug sockets and fuse switches. Double glazed window to rear aspect. Heater. Space and plumbing for washing machine. Space for fridge freezer. Double glazed back door leading to outside patio area.

STAIRS/ LANDING

7'6" x 6'2" x 2'10" (2.30 x 1.90 x 0.87)

Stairs from the lounge leading to the first floor and landing area with continuation of the decor. Doors to all first floor rooms. Ceiling lighting, light switch.

BEDROOM ONE (MAIN)

11'6" x 10'10" (3.52 x 3.31)

Door leading from the landing area into the main double bedroom with front facing aspect. Ceiling lighting. White ceiling, white walls and fitted grey carpet. Window overlooking the front aspect. Light switch and plug sockets.

BEDROOM TWO (REAR)

11'2" x 6'4" (3.42 x 1.94)

Door leading from the landing area into this rear facing bedroom. Ceiling lighting. White ceiling, white walls and fitted grey carpet. Light switch, plug sockets. Built in cupboard. Window overlooking the rear garden. Ceiling lighting.

BATHROOM

8'0" x 4'9" (2.45 x 1.47)

Door leading from the landing area into this modern bathroom with rear facing aspect. White ceiling, part emulsion painted and part tiled walls. Lino flooring. Double glazed window. Heated towel rail. Ceiling lighting. Two pull cords (light and shower). White bathroom suite consisting of bath with side and back panels, chrome effect fittings and shower over the bath, wc with seat, lid and cistern flush, and sink with chrome effect fittings.

REAR GARDEN

The rear garden is mainly laid to patio with gate at the end of the garden leading to the garage.

FRONT OUTSIDE AREA

To the front of the property is a step up from the pavement with tiled path to the front door. There is a little patio area outside the front door ideal for pots.

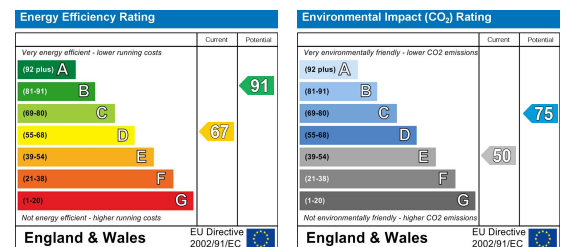
GARAGE

There is a single garage conveyed with the property, located to the rear of the house, being the end one right hand side of the row of garages. Up and over garage door.

TENURE

The property is freehold and is being offered with NO FORWARD CHAIN





Consumer Protection from Unfair Trading Regulation

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 purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD