



FOR SALE

Cecil Road | Parkstone | Poole | BH12 2DS

Price Guide £250,000

Anglotown 
RESIDENTIAL LETTINGS & SALES

House - End Terrace

Cecil Road | Parkstone

Poole | BH12 2DS

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Situated in a popular and well-established residential area of Parkstone, this charming two-bedroom home offers well-balanced accommodation throughout and is perfectly suited to first-time buyers, young families, downsizers, or investors seeking a property in a convenient and sought-after location.

Upon entering the property, you are welcomed into the first of two spacious reception rooms, offering a bright and comfortable living space ideal for relaxing with family or entertaining guests. The second reception room provides excellent flexibility and could be used as a formal dining room, family room or home office, depending on individual requirements. To the rear of the property is a well-appointed kitchen, offering ample storage and worktop space, with direct access to the garden.

The first floor comprises two generously sized bedrooms, both offering plenty of natural light, together with a well-presented family bathroom.

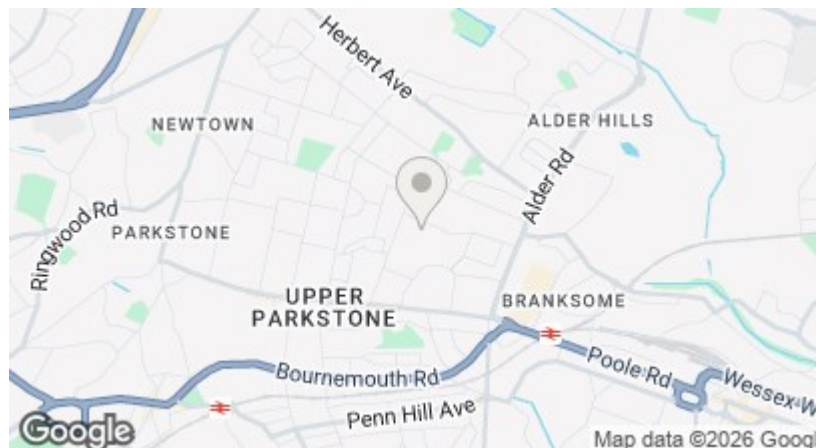
Externally, the property benefits from a good-sized rear garden, providing an excellent outdoor space for both families and those who enjoy entertaining.

- Well-presented two-bedroom home
- Convenient and popular Parkstone location
- Ideal first-time purchase, family home or investment opportunity
- EPC - C7I
- Two spacious and versatile reception rooms
- Close to local amenities, schools and transport links
- Good-sized rear garden with decking area
- Tenure - Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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