



Alcester Road, Parkstone, Poole, BH12 2JW

Asking Price

£389,950

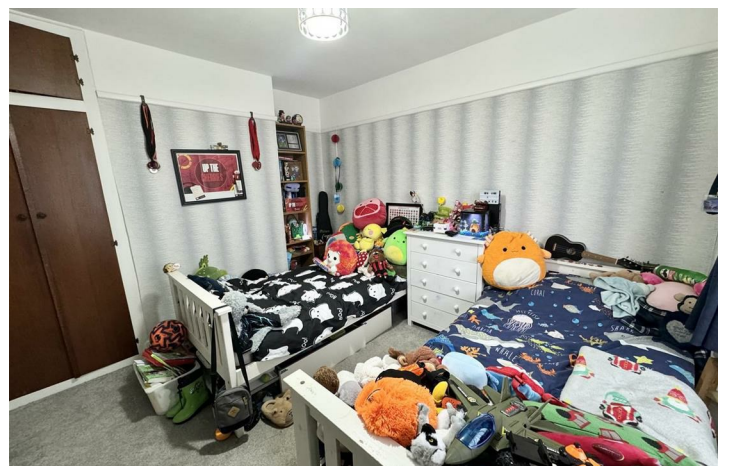
- Significantly Extended Detached Bungalow
- Opportunity to Complete & Personalise
- Ample Off-Road Parking
- Potential for Fantastic Open Plan Living
- Gas Central Heating
- Four Double Bedrooms
- Large South Facing Rear Garden
- Quiet Cul-De-Sac Position
- UPVC Double Glazing
- Viewings Recommended!

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EXTENDED THREE-FOUR BEDROOM DETACHED BUNGALOW / LARGE SOUTH FACING REAR GARDEN / QUIET CUL-DE-SAC LOCATION >>> Greys Estate Agents are pleased to offer for sale this extended detached bungalow, situated in a quiet cul-de-sac position on Alcester Road, Poole. The original bungalow is fully functional, and while the rear extension is structurally complete, this does require final internal completion. Once finished, the property offers the potential for a superb open-plan lounge, kitchen and dining space, four double bedrooms including a principal bedroom with en-suite, a separate utility room, and a family bathroom. Further benefits include a large south facing garden, ample off-road parking, UPVC double glazing and gas central heating. Full planning documents can be viewed via the Poole Planning Portal, using application reference; APP/24/01145/F. For further information, or to arrange a viewing, please contact Greys of Parkstone.

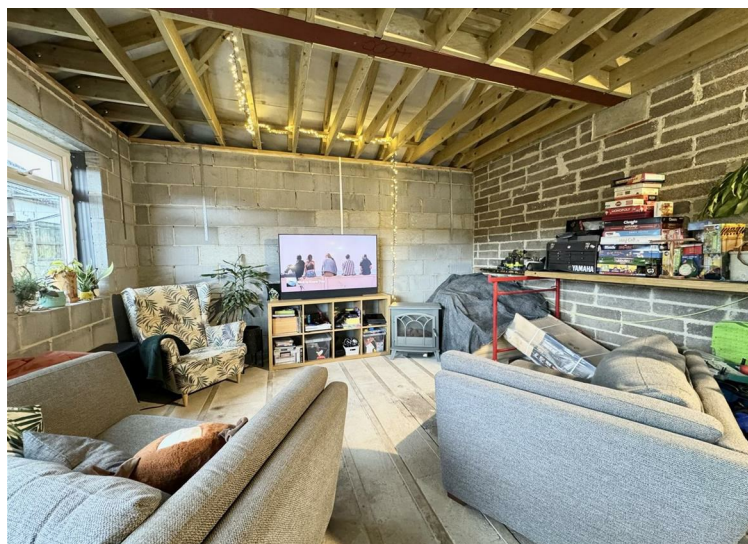
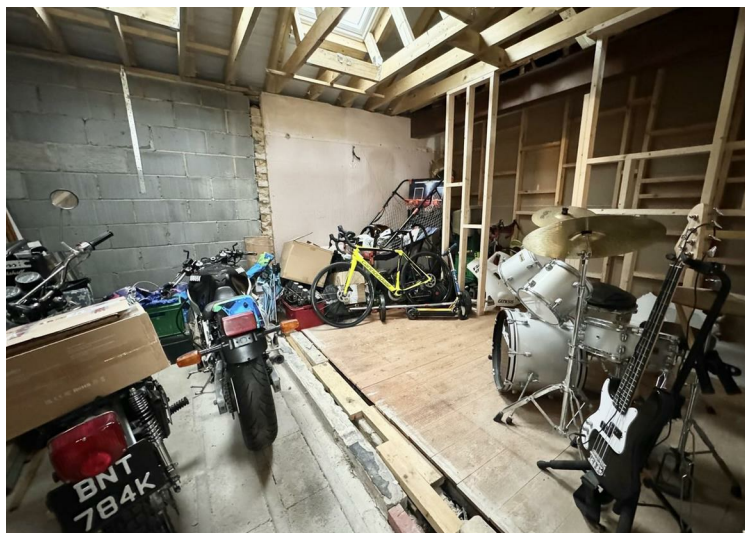


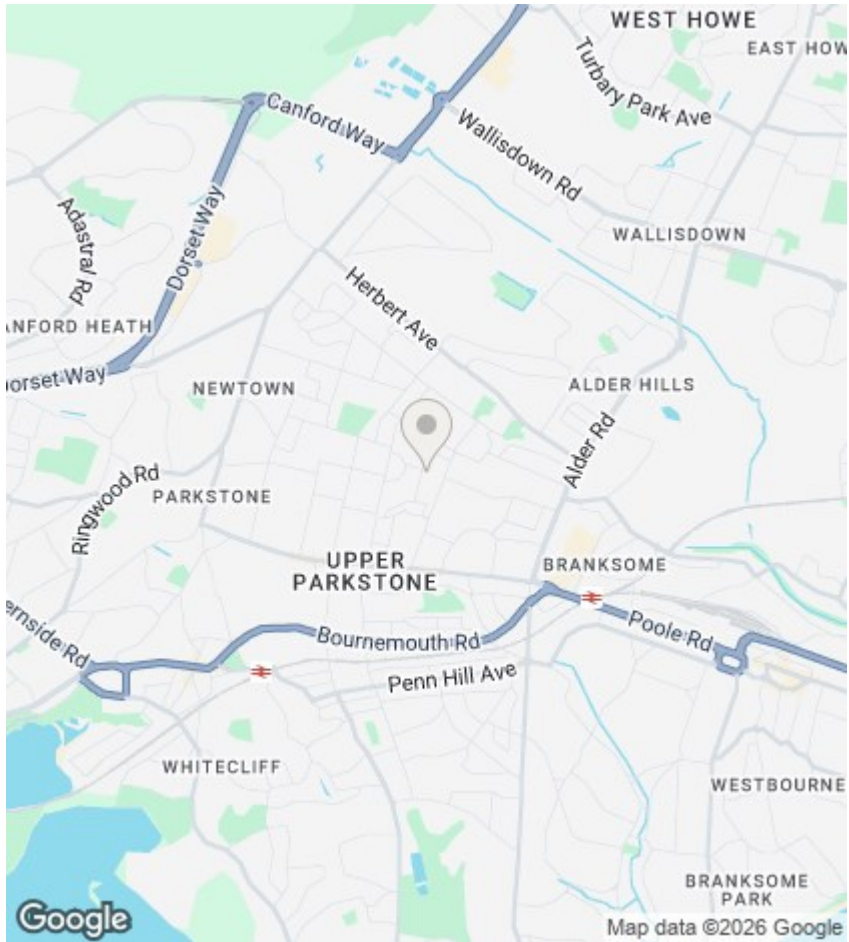
Council Tax Band: C



Agents Note

Please be advised that the rear extension has already been constructed, and is structurally complete. The remaining works are internal and include completion of the electrics, plumbing, plastering, and installation of a new kitchen and bathroom. Please refer to the floorplan for full dimensions and layout.





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

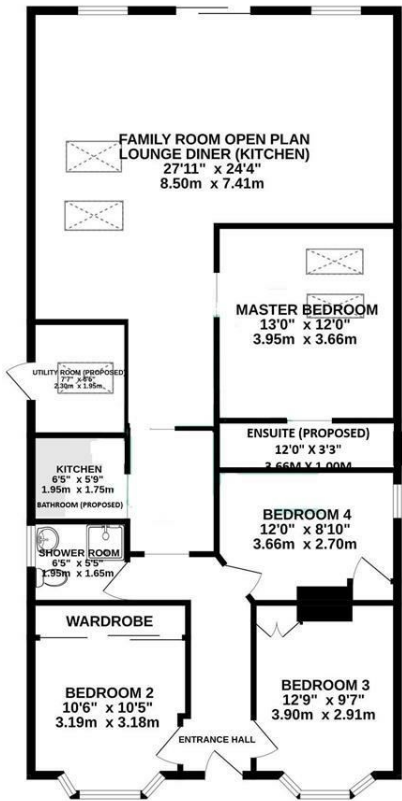
Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) 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.
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