

1 PARISH ROAD

POOLE

Dorset, BH15 2JF

£2,500 PCM

goadsby.com

DETACHED FOUR BEDROOM HOUSE

- Four bedroom detached house
- Beautiful views from the rear of the property
- Double garage and plenty of off road parking
- Offered unfurnished
- EPC Rating: Band D



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		

Reference: 1167013

Deposit Amount: £2,884.61

Council Tax Band: E

Furnishing: unfurnished

Heating Type: Gas central heating

Parking: Parking permit available

Utilities:

- Mains Supply Electricity
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

This generous four-bedroom detached home is mere moments from Poole Park, the train station, and the vibrant town centre, with the added allure of being just a ten-minute drive from the celebrated beaches of Sandbanks.

Set within a sought-after, serene cul-de-sac, this south-facing abode boasts a ground floor that features two spacious reception rooms, leading to a sunroom adorned with sliding patio doors that seamlessly connect to the garden.

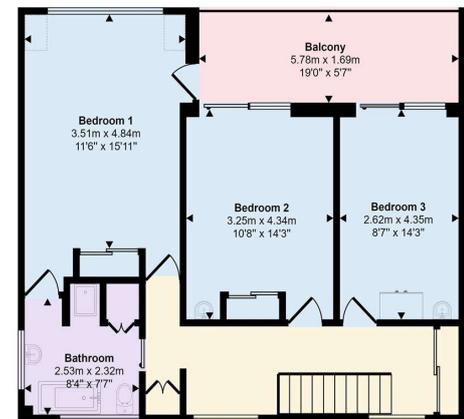
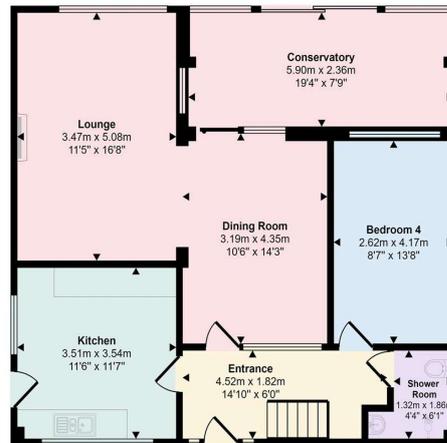
The well-equipped kitchen provides ample dining space, complemented by a versatile fourth bedroom or office, complete with an adjoining wet room and WC.

On the upper level, you will find three expansive south-facing bedrooms, each with access to a sun-drenched balcony that showcases stunning harbour views. The upper floor is completed by a hallway offering generous storage and the main bathroom.

At the rear, an enclosed, private garden awaits, while the front of the property is enhanced by a double garage, a double driveway, and a substantial front garden.

Please note that the furniture and accessories depicted are AI generated.

Approx Gross Internal Area
 152 sq m / 1641 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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