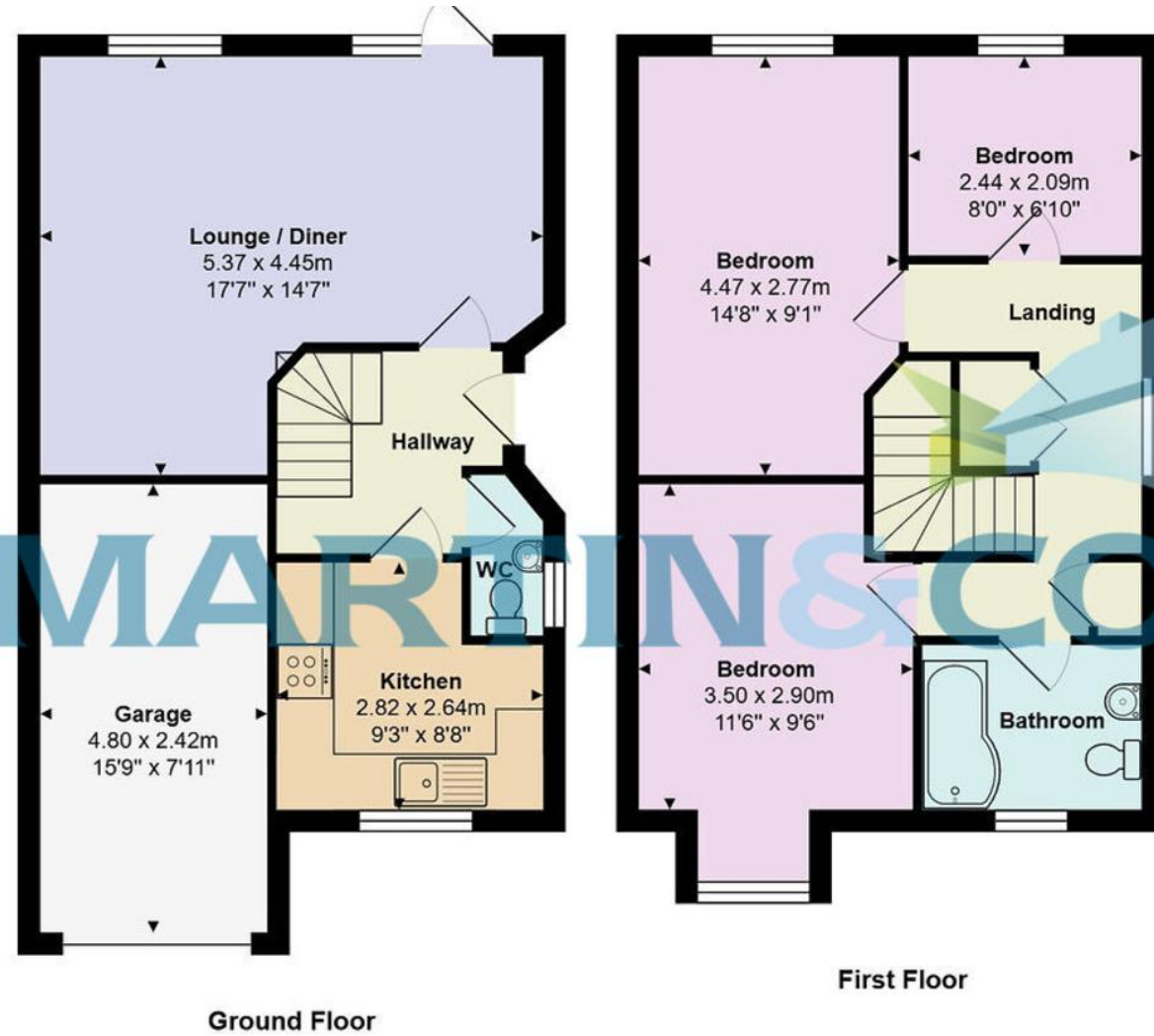


Property Location Parkstone



Total Area: 89.4 m² ... 962 ft²

All measurements are approximate and for display purposes only



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.



Tollard Close, Poole

Asking Price Of £320,000

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

01202559922

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



Semi-Detached House

3 Bedrooms

Ground Floor W/C

Family Bathroom

Lounge/Dining Room

Off Street Parking

Garage

Rear Garden

Cul-de-Sac Location

Chain Free Vendor



Why you'll like it

Situated in a quiet Cul-De-Sac Near Rossmore and Wallisdown is this Three bedroom Semi Detached House. Welcomed to the market by Martin and Co the property is close to a number of amenities and schools making it an ideal location for that all important family life style.

The front of the property is made up of a grassed section of lawn, concrete section of driveway providing parking for one vehicle, pathway and garage. As we enter the house we find ourselves in the entrance hallway leading to all principle rooms on the ground floor and staircase to the first floor. There is an understairs cupboard, ideal for storage laminate flooring and ground floor W/C.

The ground floor cloakroom offers laminate flooring white W/C, white hand wash basin, a frosted window, and radiator. To the right of the hallway is the lounge. With an L-Shape configuration it offers space for the sofas dining table and TV. There is laminate flooring, panel radiator, large windows and back door out on to the private rear garden.

The kitchen sits to the front of the house and benefits from base and wall units, work surfaces with tiled splash back, sink, gas hob, electric oven, extractor fan, and enough space for the washing machine and

fridge-freezer. The kitchen also has laminate flooring and window for natural light and ventilation.

As we make our way up to the first floor landing we find a side window, access to loft space, 2 x storage cupboards one with the hot water cylinder and another one providing a good level storage. The landing leads us to all principle rooms in the property.

The bathroom comes with partially tiled walls, tiled floor, white bathtub, electric shower, radiator, white hand wash basin and W/C.

There are three bedrooms all providing ample space for all the bedroom furniture you need and not forgetting the kids toys. There are two double bedrooms and a smaller third bedroom. All the rooms are carpeted, have double glazed windows, TV point, and radiators. The second bedroom also have the benefit of a bay window area.

There is a 2 level tired garden at the rear and makes a great place to entertain friends or family.

The property makes an ideal first time buyer property and is close to shops, leisure centres, restaurants, supermarkets and several schools with in the local area.

Agent Notes
 Tenure – Freehold
 EPC Rating – C
 Council Tax Band – C
 All mains Utilities are Connected

