



Lower Parkstone, Poole, £375,000
Three bedroom terraced house in Florence Road



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Lower Parkstone, Poole, £375,000

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- Three bedroom terraced house in Florence Road
- Contemporary kitchen open to dining area
- Separate living room
- Two double bedrooms to first floor
- Modern family bathroom
- One bedroom to top floor
- Good size rear garden mainly laid to lawn with area of decking and timber shed

Inside Areas

An contemporary terraced house located in Florence Road, Lower Parkstone. The ground floor comprises good size living room, formal dining area and kitchen giving access to the rear garden. To the first floor there are two double bedrooms and family bathroom then one top floor bedroom. Neutrally decorated and immaculately presented throughout.

Outside Areas

Large rear garden mainly laid to lawn with decked terrace ideal for outside entertaining, plus timber shed to the rear.


Location

Lower Parkstone, in Victorian times, was known as England's "Mentone", centrally located between the vibrant and cosmopolitan villages of Ashley Cross, Westbourne and Canford Cliffs with all of their shopping and cafe culture bars and restaurants. Close by is Penn Hill Village with its independent shops, café bars and wonderful Branksome Park woodland walk which offers a verdant tree wooded walk down to the beach at Branksome. Also nearby are major shopping facilities in Branksome which includes John Lewis at Home. Transport links are excellent with easy access to the Wessex Way for South East traffic and there are 2 mainline railway stations to choose from at Branksome and Parkstone - both of which are stopping stations for the fast train to London Waterloo. State school catchments for this property are Courthill First School and Baden Powell Middle School.

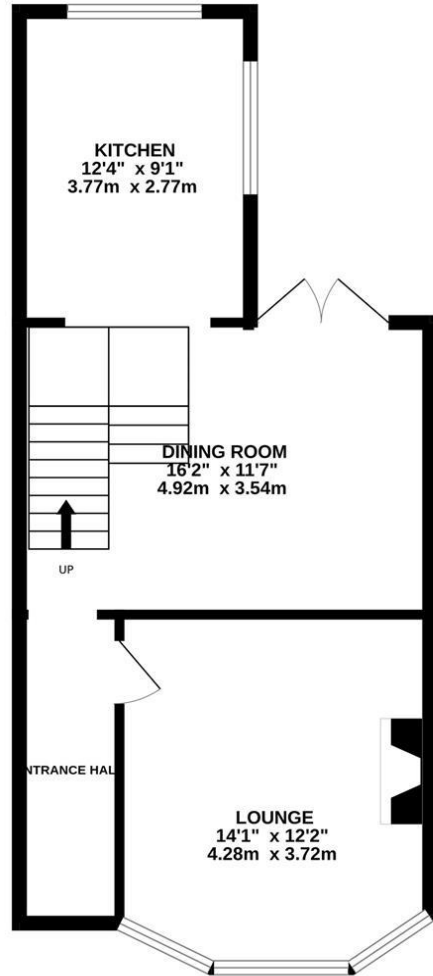
Council Tax

BCP Council Tax Band B.

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

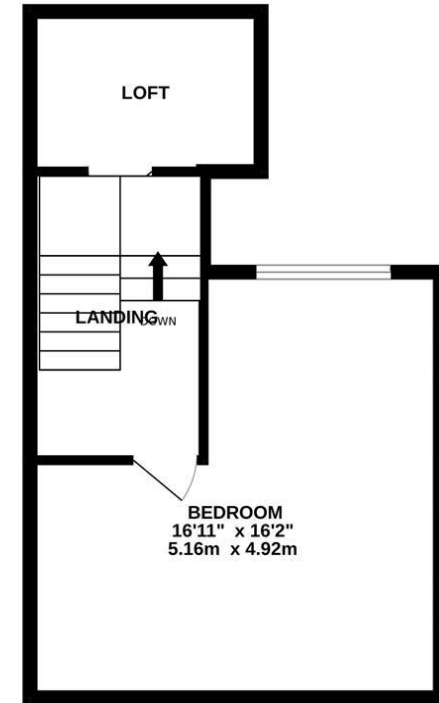
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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