



Highview Gardens, Parkstone, Poole BH12 3HH

Nicely positioned within a small courtyard style development of only three properties lies this stylish modern two double bedroom detached bungalow. There is beautifully presented and well-proportioned accommodation on offer to also include a lounge/dining room, conservatory and a modern fitted kitchen and family bathroom. The garden enjoys a sunny southerly aspect with a good size storage shed and there are two allocated off-road parking spaces.

EPC: 76 Council Tax Band: C Price: £297,500 Freehold

 **2**
 **1**
 **1**





Key Features

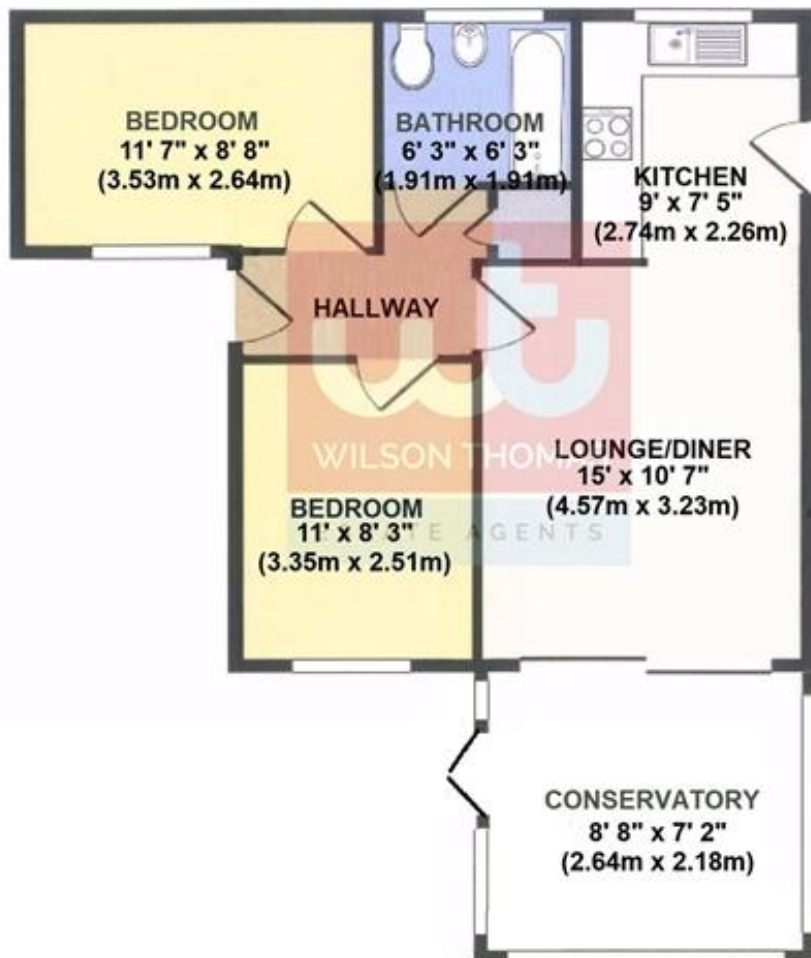
- MODERN DETACHED BUNGALOW
- ENTRANCE HALLWAY
- LOUNGE/DINING ROOM
- CONSERVATORY
- STYLISH MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- LOW MAINTENANCE SOUTHERLY ASPECT GARDEN
- OFF ROAD PARKING FOR TWO CARS
- NO FORWARD CHAIN

The Property

A part double glazed door leads into the entrance hallway. Straight ahead is the cosy lounge/dining room leading to a modern fitted kitchen with integrated appliances. Opposite there is the conservatory with French style doors leading out on to a patio area and the garden.

Located off the hallway are two double bedrooms and a family bathroom. There is also a built-in cupboard which includes plumbing for a washing machine. Loft storage space is accessed via a hatch and ladder.

Outside the garden enjoys a sunny southerly aspect with a good size storage shed and it comprises part patio and lawned areas. The garden is enclosed with brick walling and panel fencing and there is allocated off road parking to the front for two cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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