

56 Richmond Road, Lower Parkstone, BH14 0BU



Katie  Fox  
ESTATE AGENTS

01202 721999 [katiefoxea.co.uk](http://katiefoxea.co.uk)

# What it's got.

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The property has been tastefully modernised & styled by the current owners with a 'magazine living' feel.

As soon as you walk into the bright & airy hallway, you instantly want to see more! The living accommodation has been opened up to present an impressive 'L' shaped open plan kitchen/lounge/dining room. If you love to entertain/socialise you will love this space as it works well with modern lives. Starting off the bespoke contemporary kitchen has been cleverly designed to provide plenty of storage space and work top surface and integrated appliances. The breakfast bar allows you to engage with the remainder of the living space. The dining area has room for a large dining table and chairs with French doors leading onto the garden, a square archway leads through to the lounge area which offers a cosy place to retreat to of an evening with ornate fireplace and bay window.

Moving upstairs you will find two double bedrooms (one of which has floor to ceiling built in wardrobes either side of the chimney breasts) and a generous single bedroom. There is a modern family bathroom with stylish tiling.

The rear garden is easy to maintain with large patio area ideal for summer BBQ's & al-fresco dining. The remainder of the garden is laid to lawn and there is a garden office/garden. Side access to you to the front where you will find a tarmac driveway with off road parking for two cars.







## What the owner says.

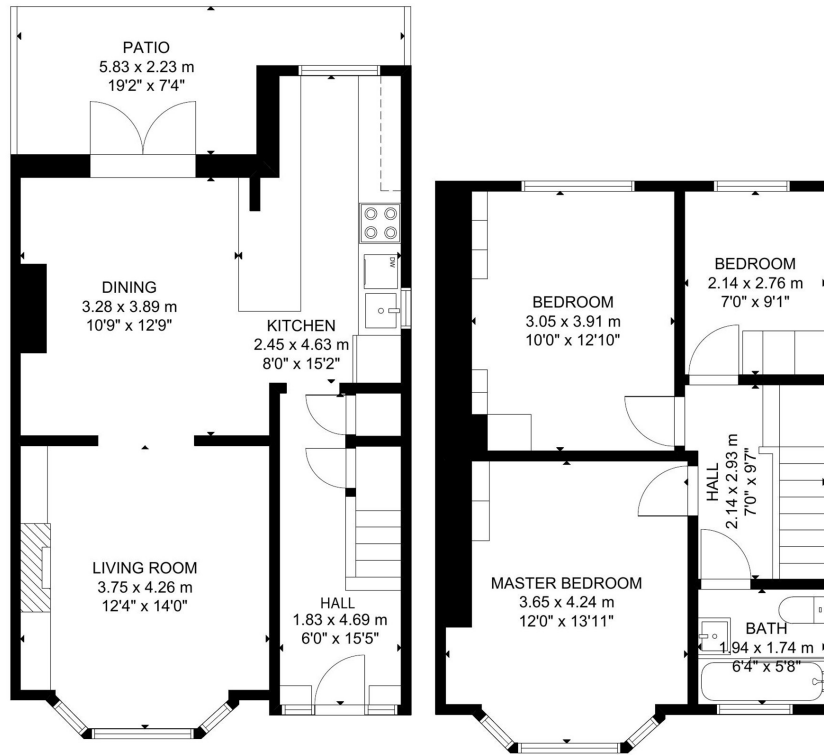
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"When we were looking for a house we wanted something we could put our stamp on so as soon as we walked in we knew this was the one. It had so much potential and being in our preferred location we knew we had to offer. We have enjoyed modernising this place and making a house a home. We will really miss our lovely neighbours, someone always puts the bin out for you. Our kitchen/diner is our favourite place, its bright and airy and great for entertaining. "

## Where it is.

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This is a popular road amongst families due to its close proximity to the local schools, amenities and park. You can walk to all and even have a Waitrose on your doorstep. There are regular bus routes to/from Poole and Bournemouth and Parkstone train station is not far away with direct routes to Waterloo, London. Ashley Cross & Penn Hill urban villages are close by and you can also easily drive or cycle to the award winning beaches of Sandbanks.



GROSS INTERNAL AREA  
TOTAL: 95 m<sup>2</sup>/1,016 sq ft  
FLOOR 1: 49 m<sup>2</sup>/525 sq ft, FLOOR 2: 46 m<sup>2</sup>/491 sq ft  
EXCLUDED AREA: PATIO: 10 m<sup>2</sup>/108 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- Approx 1016 sq ft in accommodation
- Energy rating – C
- Council tax band – C
- Open plan kitchen/lounge/diner
- Close to local amenities & transport services
- Modernised throughout
- Off road parking for 2 cars
- Close to local amenities and transport services
- Courthill Infant & Baden Powell Junior school catchment
- Viewing highly recommended

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.