

Parkstone Avenue, Lower Parkstone, BH14



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ESTATE AGENTS

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What it's got.

Situated on the sought-after Parkstone Avenue, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for a young family or professional couple looking to create their ideal living space.

The property is in good overall condition and provides a comfortable and practical layout throughout. Inside, you'll find a bright and welcoming living area, a well-proportioned kitchen, and three good-sized bedrooms, along with a family bathroom.

To the rear of the property is a recently installed orangery, providing a stylish and versatile additional living space. Filled with natural light, it offers the perfect setting for dining, relaxing, or entertaining while enjoying views of the garden.

The property also benefits from a spacious loft area, fully boarded and carpeted, with a Velux window and pull-down loft ladder. The space offers excellent storage and potential for conversion to a bedroom or additional living area, subject to the necessary building regulations and planning consents

This home is ready for new owners to move in and put their own stamp on it over time. Conveniently located close to local amenities, schools, and transport links, the property combines everyday practicality with exciting potential.



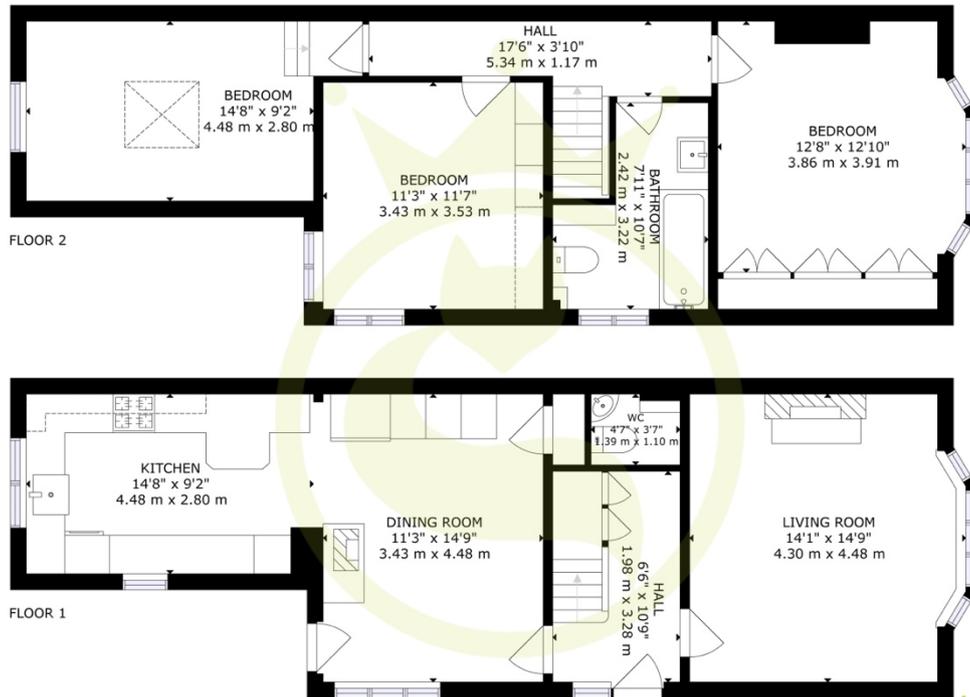


What the owner says.

“We bought our house because it immediately felt like home, perfectly blending comfort with an ideal setting. The centrepiece of our living space is the log fire, which provides a sense of warmth and nostalgia that we couldn’t resist. Beyond the physical features, the ambiance of the property creates a peaceful, inviting atmosphere that suits our lifestyle perfectly. Topped off by its prime location, which offers us both convenience and the specific surroundings we were looking for, the house truly represents the sanctuary we’ve always wanted”

Where it is.

This property benefits from a desirable location within the catchment area of reputable schools of Courthill Infants, Baden Powell & St Peters Junior school, making it an ideal choice for families seeking educational opportunities for their children. The road itself is extremely sought after with it being within easy reach of both Penn Hill and Ashley Cross, Short distance from Parkstone and Branksome train station with direct links to Waterloo, London. The property is also a short drive from the award winning sandbanks beach.



GROSS INTERNAL AREA
 FLOOR 1: 612 sq.ft, 57 m², FLOOR 2: 612 sq.ft, 57 m²
TOTAL: 1224 sq.ft, 114 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 1225 Sq. Ft in accommodation
- Three double bedrooms
- Large garden
- Council tax band - D
- Off road parking for multiple cars
- Downstairs WC
- Situated within walking distance of both Penn Hill and Ashely Cross Village
- Courthill & Baden Powell school catchment

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.