

Alexandra Road, Lower Parkstone, BH14



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# What it's got.

Inside, the property features a separate lounge to the front and a spacious diner, perfect for family meals and entertaining. The modern kitchen is located to the rear of the property, equipped with everything you need and has plenty of space for your white goods.

The main bathroom is conveniently located off the kitchen, which has plenty of scope to add your own stamp. The kitchen has a rear door leading out to the garden, providing easy access and a practical layout.

Upstairs, you'll find three well-proportioned bedrooms, all offering good space for beds and storage, along with a separate upstairs WC. The loft is a good space that comes fully boarded.

Outside, the tiered rear garden is a real feature, offering different levels for entertaining or gardening with side access for ease.

To the front, the home benefits from off-road parking for 2 cars via a private driveway which is a rarity in this location.





## What the owner says.

“Great quiet location. The house has a very homely feel and we love the spacious bedroom. We'll be sad to leave the garden and lovely neighbours.”



## Where it is.



This home is situated in a highly desirable area, located a short walk away from Alexandra Park. The property is within Courthill & Baden Powell school catchment, ideal for families seeking quality education options for their children. Within walking distance to the ever popular Penn Hill parade with its range of trendy bars and bistros, amenities and there is even a Mark Bennetts 'award winning' patisserie to get your fresh bread, coffee and cakes from. Ashley Cross is also within walking distance or a few minute drive with its array of bars, restaurants and shops. Branksome and Parkstone train station are close with regular routes to Southampton, Winchester and Waterloo, London. Both Poole and Bournemouth town centres are also in easy reach.



## Technical bits.

TOTAL FLOOR AREA: 104.8 sq.m. (1128 sq.ft.) 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 inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.  
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- 3-bedroom semi-detached house
- Scope to add your own stamp
- Desirable location
- Council tax band - C
- Separate kitchen/lounge/dining
- Good size garden
- Drive way parking for 2 cars
- Approx 1128 Sq. Ft in accommodation
- EPC - D
- Courthill Infant & Baden Powell school catchment

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