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BRADSTOCK CLOSE

POOLE, BH12 4BT



EDWARDS ARE DELIGHTED TO WELCOME TO THE MARKET THIS THREE BEDROOM UNIQUE BUNGALOW, POSITIONED ON A GENEROUS SIZE PLOT AT THE END OF A POPULAR CUL-DE-SAC IN PARKSTONE, CLOSE TO LOCAL TRANSPORT ROUTES TO BOTH POOLE AND BOURNEMOUTH. ALDER HILLS WITH IT'S SHOPS AND AMENITIES IS ALSO CLOSE BY.

GUIDE PRICE £375,000

- Detached Bungalow
- Three Good Size Bedrooms
- Adjoining Kitchen/Diner
- Off Road Parking
- Detached Garage
- Cul-de-sac Location
- Fantastic Potential To Improve
- Large Back Garden
- Close To Amenities
- Local Transport Route To Poole And Bournemouth

We are pleased to offer this unique three-bedroom bungalow, positioned on a generous size plot at the end of a cul-de-sac. The property comprises of three generous size

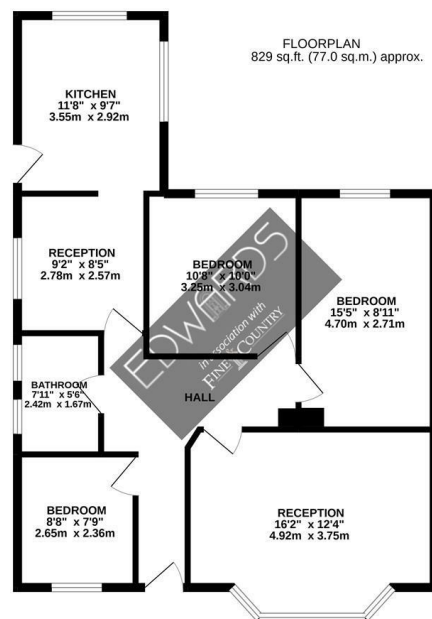
bedrooms, lounge with large bay window, dining area adjacent to the kitchen and four-piece bathroom with separate shower. This property comes with ample outside space at the front and rear, detached garage located to the side of the property, double glazed windows and gas central heating.

Local Area:

Located in a popular and sought-after cul-de-sac with amenities less than 1 mile away and near to the Bourne Valley nature reserve. Poole and Bournemouth Town Centres are within easy reach, along with miles of beautiful beaches. Further afield you will find New Forest and Bournemouth International Airport, easily accessible using the A338.



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TOTAL FLOOR AREA: 829 sq ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Reception contained floor measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metragen 10/2022

Lower Parkstone Office

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.