



Vale Road, Lower Parkstone, BH14

**£370,000**

An Edwardian character family home, situated within the Courthill and Baden Powell School catchment, benefiting from good sized accommodation, comprising lounge with log burner, dining room, fully fitted kitchen breakfast room, downstairs cloakroom, three bedrooms and a family bathroom. Externally the property has been fully landscaped with off road parking to the front and the rear garden benefits from a sun terrace, a further lawned area and terrace area with elevated views.

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## KEY POINTS

- Edwardian character family home
- Retaining many original features
- Beautifully presented throughout
- Three bedrooms
- Fully fitted kitchen breakfast room
- Lounge with log burner
- Additional reception room
- Downstairs cloakroom
- Fully landscaped garden with rear sun terrace & elevated views
- Off road parking

## LOCATION

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills. Penn Hill Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service.



SCHOOL CATCHMENT

Courthill First School  
Baden Powell

TENURE


Freehold

COUNCIL TAX

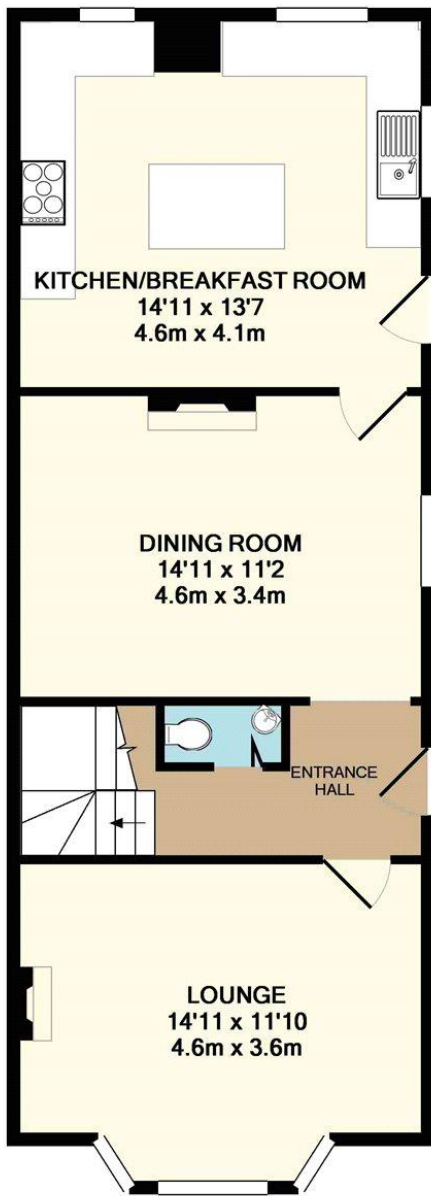
Band C

LOCAL AUTHORITY

Poole

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





GROUND FLOOR  
APPROX. FLOOR  
AREA 612 SQ.FT.  
(56.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 538 SQ.FT.  
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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