



ST. JOSEPHS COURT, BALMORAL ROAD, POOLE, BH14

£500,000 FREEHOLD

A three double bedroom town house situated just a short walk to the ever-popular Ashley Cross Village and Parkstone Train Station. The property is well presented throughout and is arranged over three floors. Further benefits include large integral garage, balcony, low maintenance rear garden and off road parking.

Three Bedroom Town House | Two Bathrooms | Large Lounge with Balcony | Integral Garage | Modern Fittings Throughout | Ample Storage | Low Maintenance Garden | Close to Ashley Cross | Short Walk to Train Station | Vendor Suited

Westbourne | 01202 767633 |

Winkworth



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.



DESCRIPTION

The house is accessed via the side pathway and ground floor accommodation comprises a large integral garage, modern shower room with double shower cubicle, WC and wash hand basin, bedroom three/home office with a range of fitted wardrobes. Double french doors from here provide access to the low maintenance rear garden which enjoys afternoon sun.

Upstairs (first floor) the large living room can be found with sliding doors leading onto the balcony enjoying views of the garden below. There is ample space for a table and chairs, an ideal spot for catching the late afternoon/evening sun. The modern kitchen diner is also situated on the first floor including a range of base and eye level work units with integrated Neff and Bosch appliances.

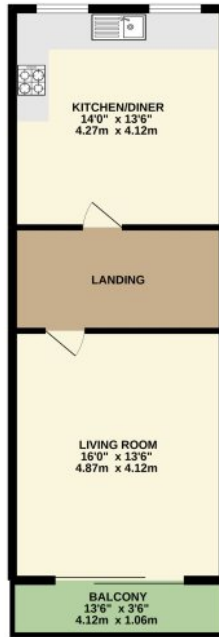
The top floor comprises two further double bedrooms, both with a range of fitted wardrobes and ample space for more furniture as required. The main family bathroom is tiled and includes a double ended bath with central taps, WC and wash hand basin.

Viewing is highly recommended to appreciate the space and flexibility of the property. Vendor suited.

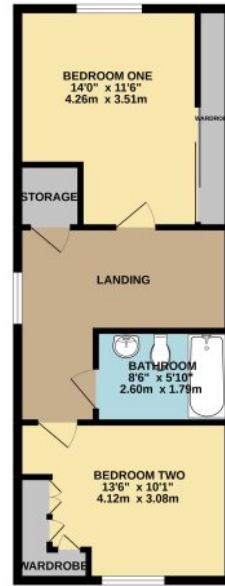
GROUND FLOOR
494 sq ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq ft. (45.9 sq.m.) approx.



2ND FLOOR
494 sq ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) 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 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.

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

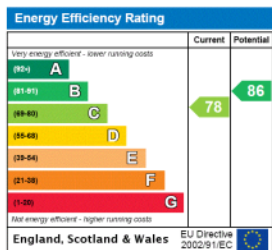
TENURE: Freehold

LOCAL AUTHORITY: BCP Council

SCHOOL CATCHMENT: Courthill/Baden Powell

AT A GLANCE

- Three Bedroom Town House
- Two Bathrooms
- Large Lounge with Balcony
- Integral Garage
- Modern Fittings Throughout
- Ample Storage
- Low Maintenance Garden
- Close to Ashley Cross
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