

**22 Grove Road, Parkstone, Poole,  
BH12 3LG**

**£335,000  
Freehold**

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**A two/three bedroom, two reception room semi-detached home situated in this very convenient location close to numerous local amenities including an infants and junior school with both having good Ofsted reviews, a convenience store at the end of the road and a bus stop serving Bournemouth and Poole town centres. The property benefits from gas fired heating with radiators and UPVC double glazing and a conservatory enjoying an outlook over the rear gardens. A generous driveway provides off road parking for at least four vehicles and the rear garden has been attractively landscaped with recent additions of a substantial greenhouse and garden shed.**

**COVERED ENTRANCE PORCH** With outside light, UPVC double glazed door with adjoining side screen leads to:

**RECEPTION HALL** Coved ceiling, radiator, wall mounted heating thermostat control

**LOUNGE** 16' 2" x 10' 10" (4.93m x 3.3m) Coved smooth plastered ceiling, continuation of the wood effect laminate flooring, radiator, telephone connection point, to one end of the room is a feature built in shelf unit with electric fire and space for a wall mounted TV above, UPVC double glazed patio doors then open to:

**CONSERVATORY** 10' 9" x 8' 1" (3.28m x 2.46m) Ceramic tiled floor and patio door to rear garden

**AN ARCHWAY FROM THE RECEPTION HALL LEADS TO:**

**DINING ROOM** 15' 7" x 7' 10" (4.75m x 2.39m) Coved smooth plastered ceiling, radiator, wood effect laminate flooring, built in floor to ceiling mirror fronted storage unit

**KITCHEN** 9' 9" x 7' 10" (2.97m x 2.39m) A range of units comprising of one and a half bowl sink unit with centre mixer tap with adjacent wood block style worksurfaces with a range of base storage cupboards and drawers below and eye level wall mounted units over, integrated four ring electric hob with electric oven below and extractor canopy above, built in tall refrigerator with adjacent larder cupboard to the side, space and plumbing available for an automatic washing machine, a tumble dryer and dishwasher, window to front aspect, coved smooth plastered ceiling, ceramic tiled floor and ceramic tiled walls

**STAIRCASE FROM THE RECEPTION HALL LEADS TO:**

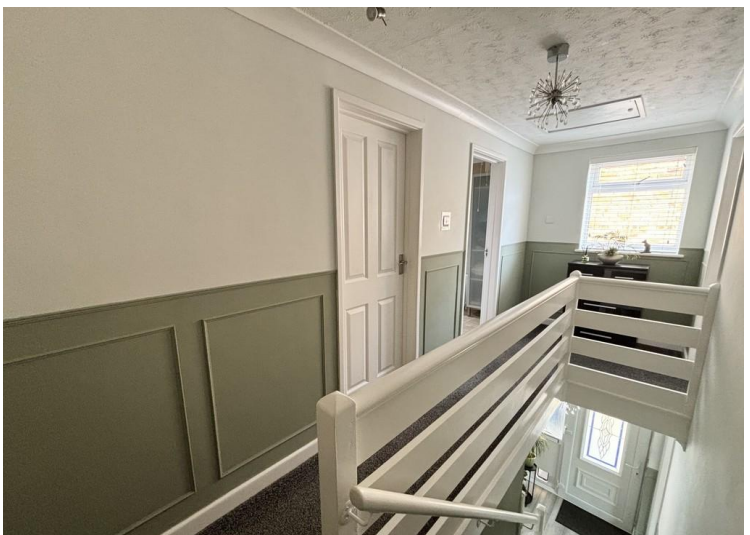
**GENEROUS GALLERIED FIRST FLOOR LANDING** Coved ceiling, window to side aspect, loft hatch with sliding ladder gives access to the roof space which has been boarded

**BEDROOM 1** 14' 3" plus wardrobes x 10' 10" (4.34m x 3.3m) Agents' Note - this room has been opened through to the original third bedroom (10' 11" x 4' 5" plus wardrobe) and now there is smooth plastered ceiling with two windows to the rear aspect, radiator, second door originally accessing the third bedroom and a range of floor to ceiling mirror fronted wardrobe units

**BEDROOM 2** 10' x 9' 11" (3.05m x 3.02m) Coved ceiling, radiator, window to front aspect

**BATHROOM** Suite comprising of panel enclosed shower bath with shower unit and glazed shower screen, WC, wash hand basin with centre mixer tap with cabinets below, tall chrome heated towel rail, coved ceiling with inset downlighting, fully tiled walls, ceramic tiled floor, extractor fan and window

**OUTSIDE - FRONT** To the front of the property there is a generous driveway which is enclosed to both side boundaries by low walling with two pillars to the front. There is outside lighting, water tap and power supply. A block paved pathway then leads along the left hand side of the property via two wrought iron gates and gives access to:

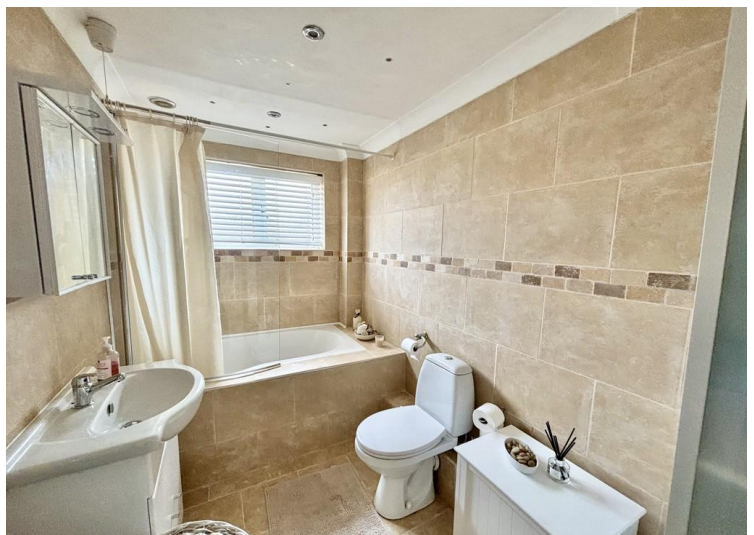



**OUTSIDE - REAR** The garden has been attractively arranged by the present owners. Directly to the rear of the house is a block paved patio with steps then leading up to two areas of decking enclosed by low wrought iron fences and raised borders stocked with a number of specimen shrubs. The pathway then continues through an archway to the top section of the garden where there is a generous area of decking and to the rear of the garden there is a substantial metal framed greenhouse with concrete base and adjacent metal garden store again on a concrete base. The rear garden is fully enclosed predominantly by timber panelled fencing.

**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

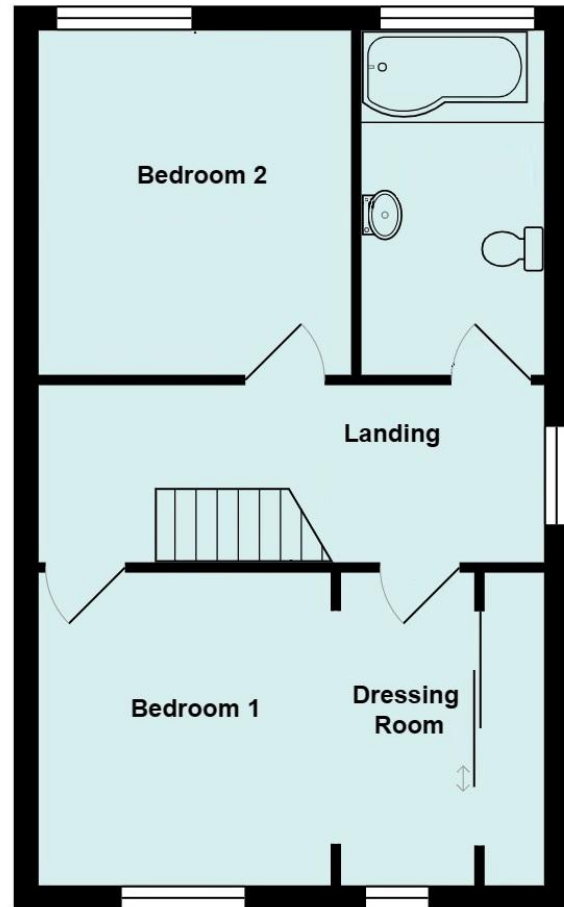
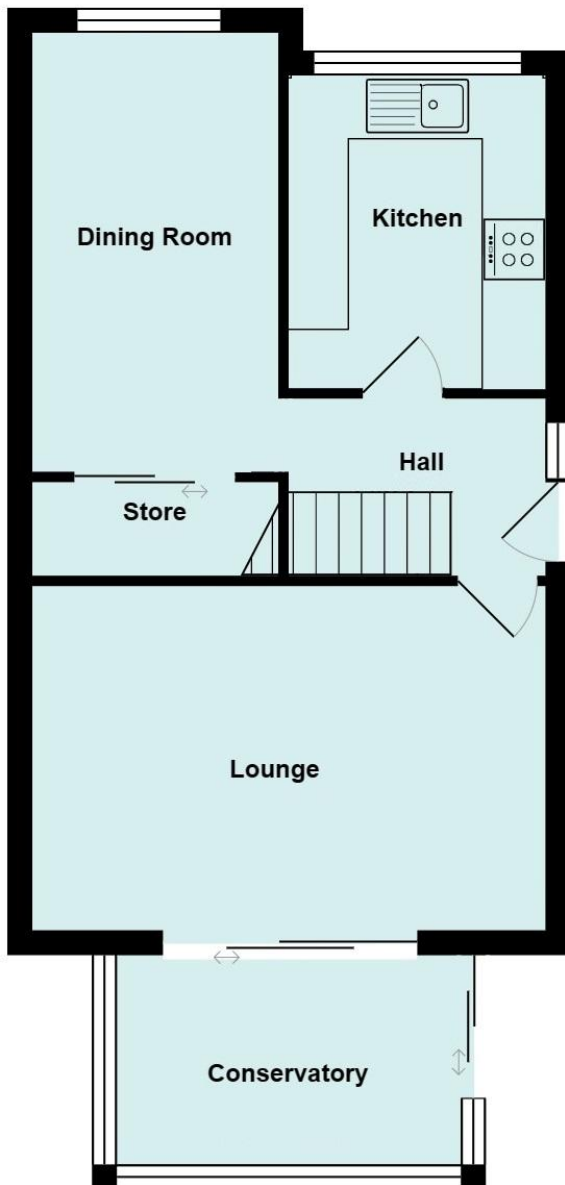
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Ref: 15549



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Total Area: 88.6 m<sup>2</sup> ... 954 ft<sup>2</sup>

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