



Lincoln Road, Parkstone, Poole BH12 2HU

A sizeable, character, three bedroom, two reception room detached home with a good size rear garden, now in need of modernisation.

EPC: TBC **Council Tax Band:** C **Price:** £295,000 Freehold

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Key Features

- THREE DOUBLE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- GENEROUS RECEPTION HALL
- CONSERVATORY
- WALK-IN LARDER
- SOUTHERLY FACING, GOOD SIZE REAR GARDEN
- WORKSHOP
- ESTABLISHED LOCATION
- REQUIRES MODERNISATION
- GAS FIRED HEATING

The Property

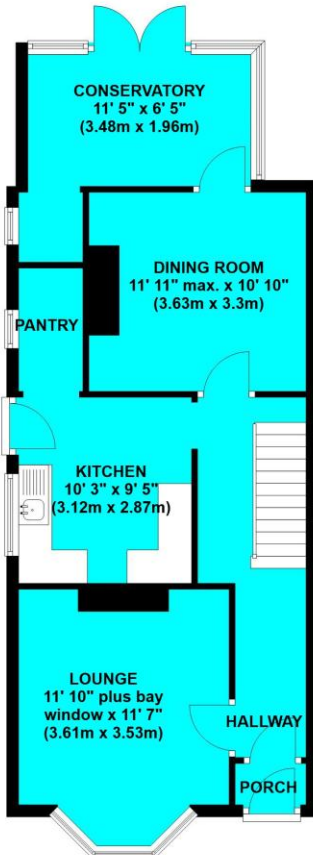
Situated in an established location close to numerous amenities, is this character, three double bedroom detached home. The property is now in need of modernisation, but offers a great opportunity for those purchasers wishing to put their "own stamp" on a home.

The accommodation comprises of an entrance vestibule leading to a generous reception hall, there is a lounge overlooking the front with a bay window. Overlooking the side of the property is the kitchen with a walk-in pantry and then from the hallway there is a dining room to the rear leading to the conservatory. A good size first floor landing leads to

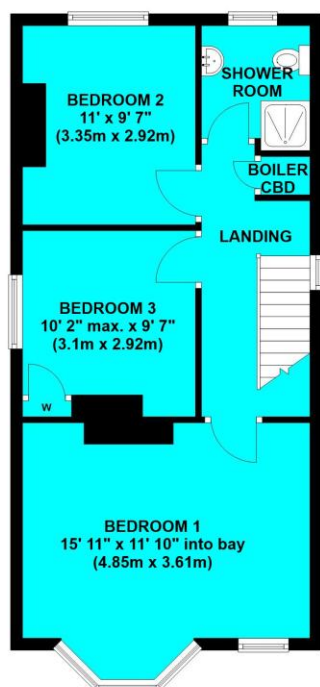
the large master bedroom with bay window to the front aspect and then there are two further double bedrooms and a shower room.

To the front of the property wrought iron gates open onto the driveway and the front garden has been enclosed by low walling. Access to the rear garden can be gained along the side of the property, where there is a large area of decking with a covered pergola and to the side an ornamental well. There is then a Purbeck stone barbeque and a pathway leading to an area of lawn, where there are a number of established shrubs. To the rear of the garden there are glazed patio doors leading to a workshop/store.

Ground Floor
Approx. 58.1 sq. metres (625.0 sq. feet)



First Floor
Approx. 49.5 sq. metres (532.6 sq. feet)



Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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