



**SITUATION**

Located on an exclusive road in this popular sought after residential area which lies approximately 1 ½ miles to the nearest beach and within 1 mile to Branksome Rail Station (approximately 2 hours to London Waterloo). The village of Canford Cliffs is a short drive away. Lower Parkstone lies approximately 3 miles west of Bournemouth and 3 miles east of Poole Town Centre with good road links via the A338 and the A35.

**PROPERTY**

A substantial **4 Bed Detached split level House** with **3 Reception Rooms** and a **Private Gated Front Driveway** with ample car parking. The property is carpeted throughout and benefits from gas central heating (not tested), UPVC double glazing and a **Large well stocked Rear Garden** with separate side access.

**ACCOMMODATION**

**Ground Floor**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| Kitchen (L-shaped)                | 17'5" x 13'4"<br>narrowing to 7'0" |
| Lounge                            | 16'2" x 13'5" max                  |
| Sun Lounge                        | 11'5" x 9'10"                      |
| Dining Room                       | 10'0" x 9'0"                       |
| Bedroom 1 with En-suite Shower/WC | 16'2" x 10' 8"                     |

**Lower Ground Floor**

|                                   |              |
|-----------------------------------|--------------|
| Bedroom 2                         | 11'0" x 9'0" |
| Bedroom 3                         | 10'0" x 9'0" |
| Bedroom 4                         | 8'0" x 6'2"  |
| Study with French doors to garden | 10'3" x 9'3" |
| Bathroom/WC                       |              |

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant 4 Bed House**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**



**JOINT AUCTIONEERS**  
Wilson Thomas, 5 Bournemouth Road, Poole, BA14 0EF  
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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts