



8 Mansfield Avenue

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8 Mansfield Avenue, Poole, Dorset, BH14 0DQ

On the ground level the layout provides versatile living accommodation to suit your personal requirements; to the front on this level you have two reception rooms, one to the left and the other to the right, one coming complete with bay window. As you move through to the rear, to the left you have the beautifully modernised kitchen diner; finished with a range of newly installed oyster colour units and drawers with a contrasting work surface, space and plumbing for dishwasher and washing machine, four ring Neff induction hob, stainless steel double oven and grill above, space for fridge and freezer, built in wine rack, peninsular breakfast bar with seating for four, cupboards with sliding doors, tiled floor, Bi-fold doors leading to terrace. To complete the ground floor accommodation you have the master bedroom again benefiting from have Bi-fold doors and a large fully fitted modern En Suite shower room.

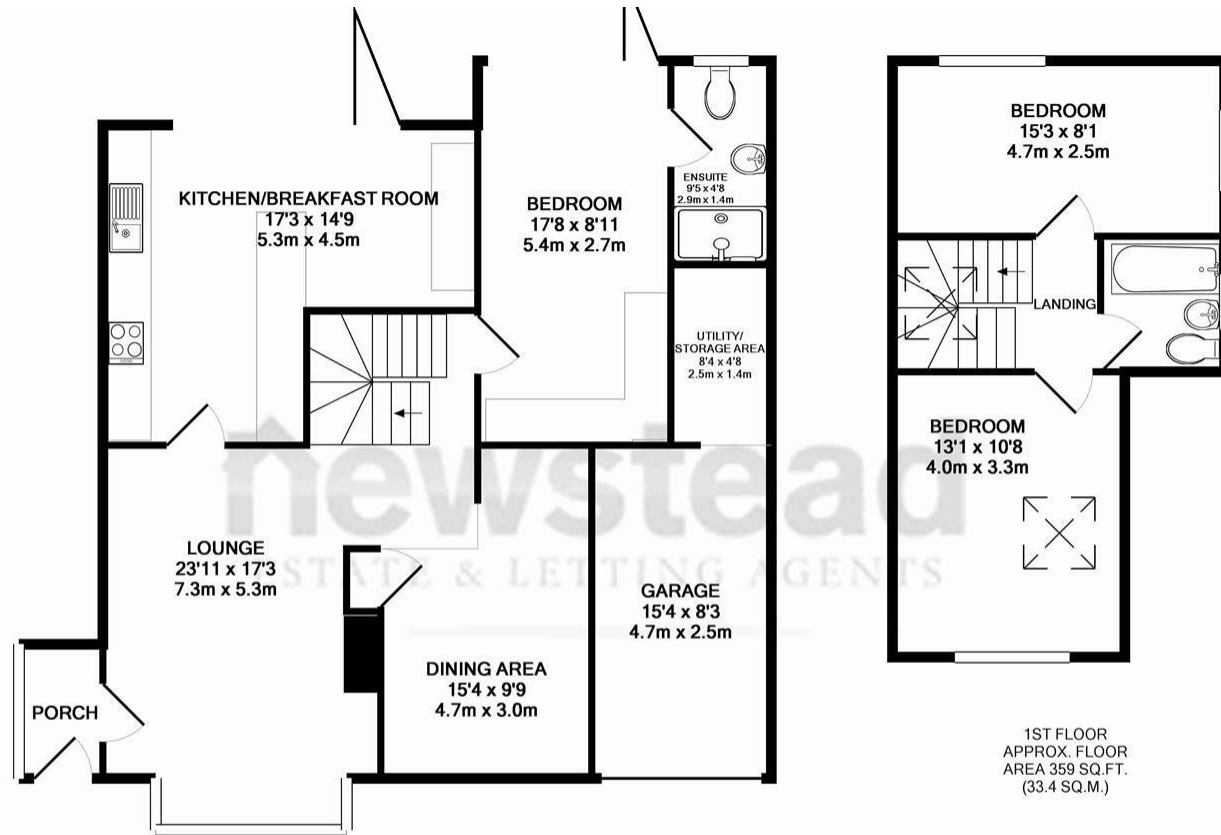
Onto the first floor of this detached residence, you have the second and third bedroom both rooms benefit from being two good sized double bedrooms and have eaves storage space. On this level you also have a fully fitted modern family bathroom.

The rear garden benefits from a large south facing terrace bounded which is the perfect space for entertaining family and friends. Steps lead down to the remainder of the garden which is laid to lawn together with a second terrace. Beyond the rear garden is a large wooded area, effectively providing a nice natural screen from close neighbours. To the front of the property you have a blocked paved drive way that leads to the garage accessed via an "up and over" door, power for an additional fridge /freezer.

Mansfield Avenue is situated to the south of Ashley Road in the popular area Lower Parkstone. With a variety of bus routes close by on both Ashley Road & Bournemouth Road, the property is also close to a variety of shops & amenities.







GROUND FLOOR
APPROX. FLOOR
AREA 1003 SQ.FT.
(93.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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