



Overbury Road

LOWER PARKSTONE

£535,000

LLOYDS
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8 Overbury Road Lower Parkstone, Poole, Dorset BH14 9JL

Lloyds Property Group are delighted to offer for sale this incredibly unique duplex apartment. The property is conveyed with the whole of the rear garden and ample off-road parking - viewing is a must.

Accommodation

- Incredibly unique property • 4 generous double bedrooms
- Conveyed with the entire rear garden • Beautifully presented throughout
- Off road parking • Sought after location

Welcome to 8 Overbury Road ...

Internally this property has been completely refurbished by the current owner using high quality finished and statement décor choices.

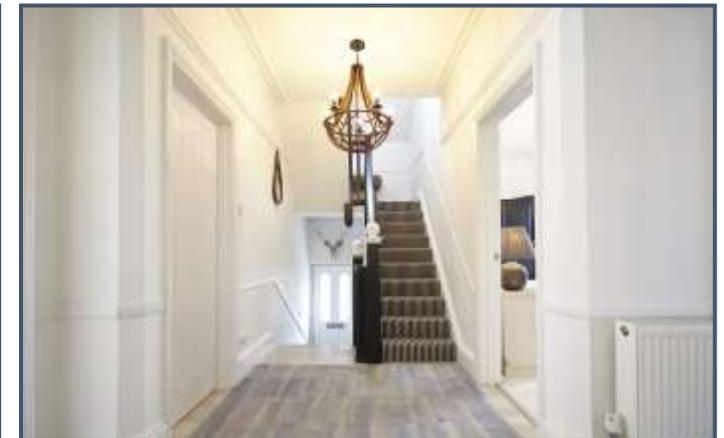
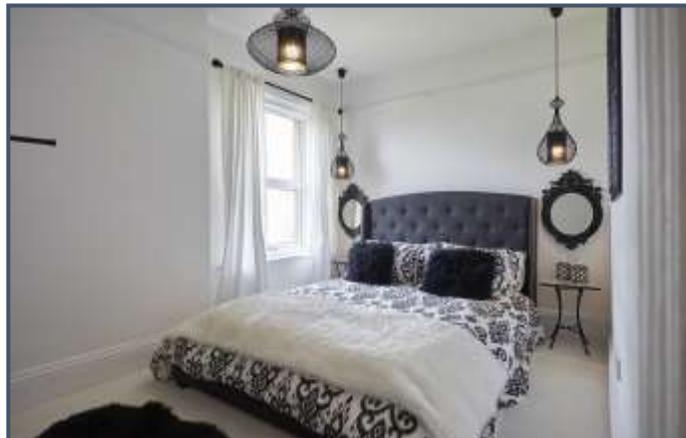
From the moment you walk in you are greeted with an abundance of space and natural light.

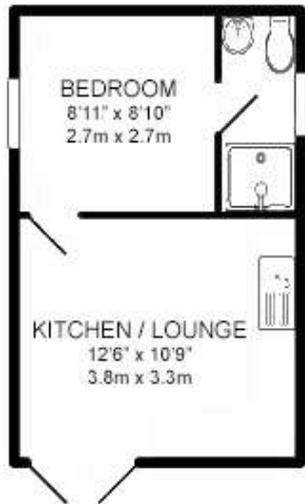
There are only two properties in the building and this apartment owns the freehold and is arranged over two floors spanning circa 1,800 sq ft of total accommodation.

On the entry level in the apartment there is a large lounge/dining area which is semi open plan to the well-appointed kitchen. There are two bedrooms on this level and the main family bathroom.

Upstairs you have two further bedrooms, including the master, and both benefit from en-suite bathrooms.

Externally there is a blocked paviour driveway to the front giving off road parking for two vehicles. To the rear there is a lovely level garden which privately belongs to the property and a self-contained one bedroom annex.

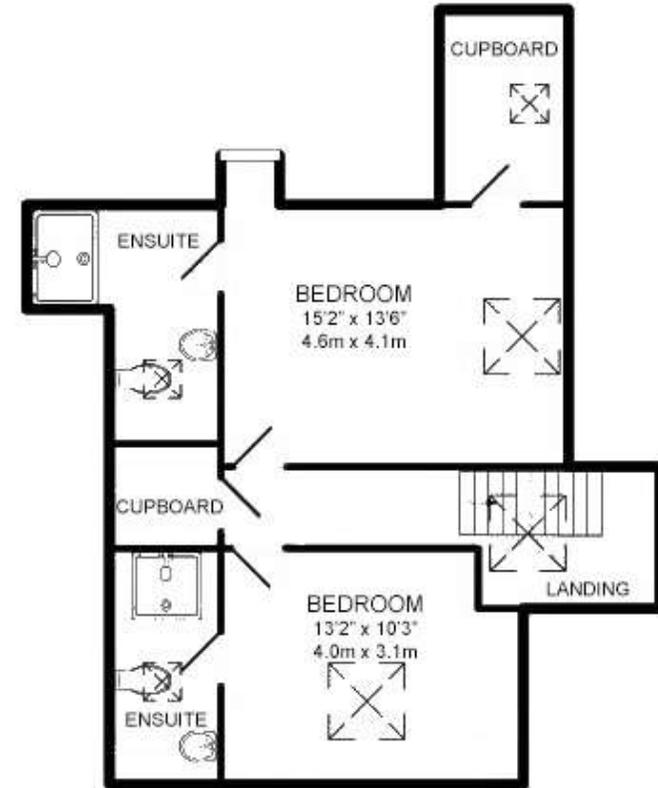




SUMMER HOUSE
Approx. Floor Area
245 sq.ft. (22.7 sq.m.)



GROUND FLOOR
Approx. Floor Area
981 sq.ft. (91.2 sq.m.)



FIRST FLOOR
Approx. Floor Area
582 sq.ft. (54.1 sq.m.)

TOTAL APPROX. FLOOR AREA 1808 SQ.FT. (168.0 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.

Viewing: Strictly by prior appointment through sole selling agents Lloyds. Ref 3211

Important Notice

Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
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