



Total Area: 85.7 m² ... 923 ft²
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



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61 Brixey Road, Parkstone, Poole, Dorset, BH12 3EY
Guide Price £375,000

**** NO FORWARD CHAIN ** BEAUTIFULLY RENOVATED THROUGHOUT **** Link Homes Estate Agents are delighted to offer this stunning three-bedroom detached bungalow situated in the central Parkstone, Poole location. The property has been beautifully renovated by the current owners throughout. Few of the many fine features include a living room with bay windows, three double bedrooms with bedroom one benefitting from built-in wardrobes, a separate kitchen with integrated appliances, a conservatory, a modern bathroom, a out-building with lighting and power, off road parking for multiple vehicles and a generous Southeast facing rear garden with side gated access. An internal viewing is a must to fully appreciate this fine bungalow being offered.

Brixey Road is approximately just a 4-minute drive away from the popular Ashley Road which consists of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes to Poole town centre and Bournemouth. Just beyond Ashley Road you can find Redlands Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Bourne Valley Nature Reserve and Coy Ponds are also a short drive away. Branksome Train Station is roughly just 1.8 miles away with direct routes to London Waterloo. A truly great location, viewings are highly recommended.



Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (ladder, insulated, electrics and Velux style windows) UPVC double glazed frosted door to the front aspect opening onto the driveway, feature panelled walls, radiator, power points and Amtico LVT flooring,

Living Room

Smooth set ceiling, ceiling lights, UPVC double glazed bay window to the front aspect, radiator, power points, air conditioning, television point and Amtico LVT flooring.

Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the rear aspect overlooking the garden, radiator, wall and base fitted soft closing units, tiled splash back, single bowl sink with drainer, four-point gas hob with extractor fan above, integrated washing machine, integrated dishwasher, integrated bins, integrated electric oven, integrated microwave, integrated long/line fridge freezer, enclosed combination boiler, breakfast bar, power points and Amtico LVT flooring,

Conservatory

Triple aspect UPVC double glazed windows to the sides and rear, UPVC double glazed sliding door to the rear aspect opening onto the rear garden area, base units, space for a tumble dryer, power points, a wall light and Amtico LVT flooring.

Bedroom One

Smooth set ceiling, ceiling lights, UPVC double glazed bay windows to the front aspect overlooking the front garden and driveway, radiator, built-in sliding door front mirrored wardrobes, power points, feature panelling and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the rear aspect, radiator, power points, built-in storage cupboard and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points, television point and Amtico LVT flooring.



Bathroom

Smooth set ceiling, ceiling lights, UPVC double glazed frosted windows to the rear aspect, rainfall shower with glass balustrade, wall mounted sink with under cupboards, toilet, a heated towel rail, a extractor fan and Amtico LVT flooring.

Outside

Rear Garden

Southeast facing, mainly laid to lawn, large patio area, gravel areas, surrounding fences, shrubbery, side gated access, outside water tap and a shed with electrics.

Outbuilding

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front and side aspect, double glazed wooden French doors to the side aspect, power points and Amtico LVT flooring.

Front Garden

Laid to lawn with surrounding walls.

Driveway

Laid to concrete with space for two/ three vehicles.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: E
Council Tax Band: C - Approximately £1,909.11 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £6,250
Additional Property: £25,000

Stamp Duty from the 1st April 2025

First Time Buyer: £3,750
Moving Home: £8,750
Additional Property: £27,500