

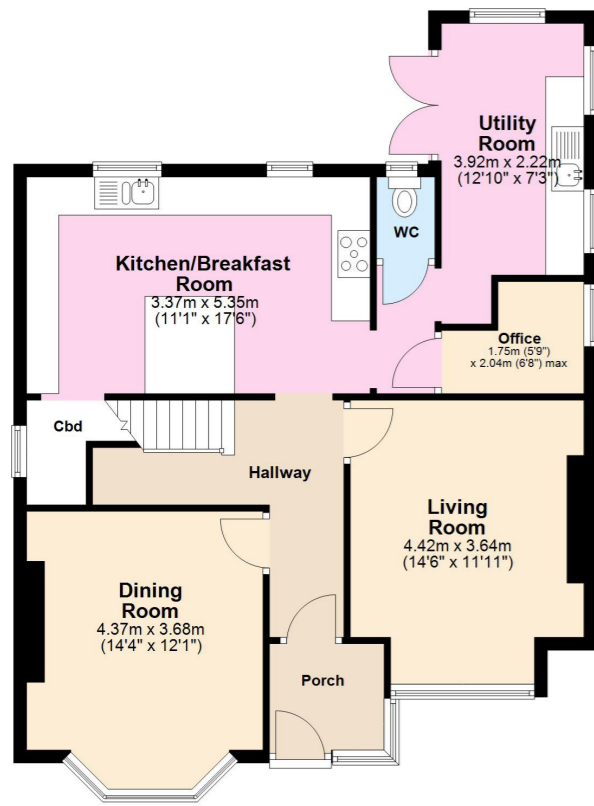


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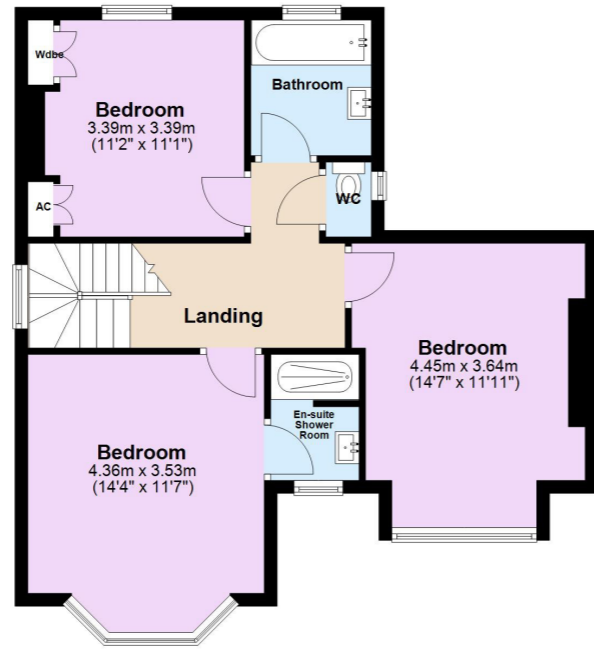
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Ground Floor



First Floor



Total area: approx. 133.9 sq. metres (1441.8 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.



93 Charminster Avenue, Bournemouth, Dorset, BH9 1RU
Offers Over £500,000

**** NO FORWARD CHAIN ** SPANNING ALMOST 1,450 SQUARE FEET OF LIVING ACCOMMODATION ** THREE DOUBLE BEDROOMS **** Link Homes Estate Agents are delighted to offer for sale this charming three double bedroom detached house, situated in the much-desired BH9 postcode. Bursting with character and being offered with no forward chain, this family home has an array of fine features including three double bedrooms with bedroom one offering an en-suite shower room, a stylish and sociable kitchen with an island, a separate living room with a fireplace, a separate dining room, a utility room with space for appliances leading onto the private rear garden, an office space, a family bathroom suite on the first floor with a separate WC, a downstairs WC, high ceilings throughout and a tarmacked driveway with parking for multiple vehicles. This is a must-view to fully appreciate the charm and level of living accommodation this house has to offer!

Charminster Avenue is situated within walking distance from Winton High Street which offers an abundance of useful amenities including Co-Op, The Post Office, Sainsbury's, Otto Coffee House and other independent businesses. It's useful to note the property is in a great location for schools, some of these include St Walburga's Catholic Primary School, Queens Park Academy, Glenmoor Academy and Winton Academy and Bournemouth Grammar Schools. Castlepoint and Mallard Retail Park is only a short drive away and the Wessex Way is situated just over two miles away giving direct access to the M27 Motorway with London roughly just 2-hour 30 minutes commute. A truly great location!

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.





Ground Floor

Entrance Porch

UPVC double glazed single door to the front aspect, wooden framed single glazed windows to the front and side aspects, fitted cupboards, exposed brick and tiled flooring.

Entrance Hallway

Cornice coving, ceiling light, smoke alarm, wooden door to the front aspect with frosted glass, cupboard with the consumer unit enclosed, radiator, thermostat, power points, stairs to the first floor and laminate flooring.

Living Room

Cornice coving, ceiling light, UPVC double glazed sash style windows to the front aspect, feature gas fireplace with stone surround, radiator, power points, feature shelving and carpeted flooring.

Dining Room

Cornice coving, ceiling light, UPVC double glazed sash style window to the front aspect, column radiator, power points, radiator and laminate flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, wall and base fitted units, cupboard with the boiler enclosed, integrated dishwasher, fitted double oven, five point induction hob with extractor fan and glass splash back, power points, under counter lighting, one and a half bowl butler sink with drainer and a feature tap, space for an American style fridge/freezer, under stairs storage, Quartz worktops, breakfast bar with room for stools, slimline fitted wine cooler, wine rack, power points with USB charging and tiled flooring.

Office

Coved ceiling, ceiling light, UPVC double glazed windows to the side aspect, radiator, fitted cupboards, power points and vinyl flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, toilet, wall mounted sink with tiled splash back and laminate flooring.

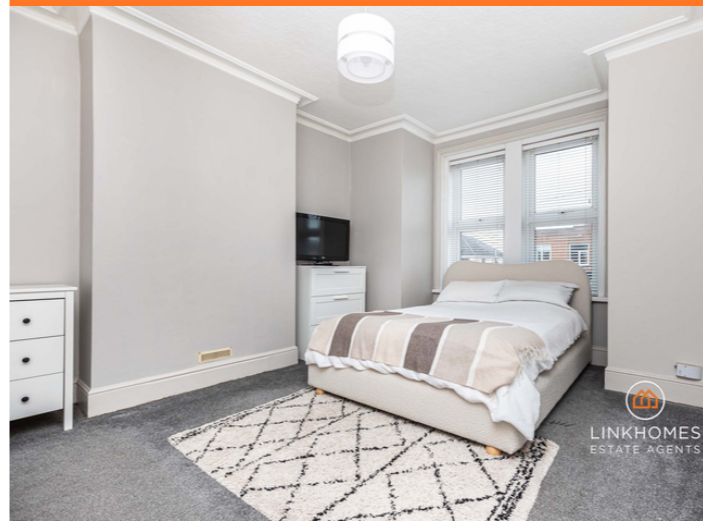
Utility Room

Coved ceiling, ceiling light, UPVC double glazed windows to the rear and side aspects, UPVC double glazed single door to the side aspect, feature panelling, radiator, space for a washing machine, space for a tumble dryer, base mounted units, stainless steel sink with drainer, tiled splash back and vinyl flooring.

First Floor

Landing

Cornice coving, ceiling light, UPVC double glazed frosted window to the side aspect, wooden balustrades, power points, loft hatch (fitted ladder, partially boarded and lighting) and carpeted flooring.



Bedroom One

Cornice coving, ceiling light, UPVC double glazed bay window to the front aspect, feature panelling, column radiator, power points, en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, walk-in electric shower, wall mounted sink with under storage, fitted mirror and laminate flooring.

Bedroom Two

Cornice coving, ceiling light, UPVC double glazed sash style window to the front aspect, power points, column radiator and carpeted flooring.

Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed sash style window to the rear aspect, power points, column radiator, fitted wardrobe, cupboard with the water cylinder and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with additional shower head, wall mounted sink with under storage, longline fitted cabinet, wall mounted vanity with mirrored front, stainless steel heated towel rail, part tiled walls and tiled flooring.

W/C

Ceiling light, UPVC double glazed window to the side aspect, toilet, part tiled and vinyl flooring.

Outside

Garden

Laid to lawn with patio area, outside light, a shed with a flat roof, power and racking, a summer house with an outside light and power, side gated access, trees, surrounding shrubbery and wooden fences.

Driveway

Tarmacked driveway with parking for multiple vehicles, surrounding wooden fences, a gate, outside light and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: D - Approximately £2,399.99 per annum.

Stamp Duty

First Time Buyers: £10,000
Moving Home: £15,000
Additional Property: £40,000