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LINKHOMES  
ESTATE AGENTS



## 49 Sterte Road, Poole, Dorset, BH15 2AB

### Offers Over £475,000

**\*\* HARBOUR VIEWS \*\* CHARMING EDWARDIAN FAMILY HOME \*\* SOUTH-WESTERLY FACING GARDEN \*\* ALMOST 1,800 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom, two reception room detached family home in the much-desired and residential area of Poole. Bursting with character and original features, and benefitting from an array of fine features including four good-sized bedrooms with bedroom one offering a stunning feature fireplace and a walk-in shoe cupboard, a Country-style separate kitchen with a breakfast bar with room for bar stools, a cosy living room to the front aspect with a feature bay window, a dining room with direct access onto the South-Westerly low maintenance private rear garden, a characterful four-piece family bathroom suite, a loft room with Harbour glimpses and a block-paved driveway with off-road parking for multiple vehicles! This is a must view to appreciate the level of living accommodation and charming character on offer!

Poole Hospital, The Lighthouse (Poole's Centre for The Arts), The High Street, Holes Bay, Poole Park, The Quay and Baiter Park are just a few of many attractions within walking distance from the property. Ashley Cross and its array of independent restaurants and bars is located two miles away, and Poole Dolphin Centre is 0.9 miles away. A short drive away is Bournemouth Town Centre and its award-winning sandy beaches that go with it, as well as an array of retail shops and independent bars and restaurants. Local schools include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy. Parkstone Train Station is located just over two miles away and connects to the direct line taking you to London Waterloo in approximately two hours.

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 Hallway

Cornice coving and a smooth set ceiling, ceiling light, smoke alarm, wooden front door with frosted glass to the front aspect, radiators, power points, internet point, understairs storage, double glazed frosted window to the side aspect, a wooden door to the side aspect and laminate flooring.

### Living Room

Cornice coving and a smooth set ceiling, ceiling rose, ceiling light, UPVC double glazed bay window to the front aspect, radiator, power points, electric feature fireplace and laminate flooring.

### Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the side aspect, wall and base fitted units with feature under counter lighting, tiled splash back, power points, space for a longline fridge/freezer, integrated single oven and microwave combination oven, integrated dishwasher, five point gas hob with stainless steel extractor fan, composite sink with drainer, radiator, breakfast bar with room for stools and tiled flooring.

### Dining Room

Coved and smooth set ceiling, UPVC double glazed French doors to the rear aspect, feature gas fireplace, radiator, power points and laminate flooring.

### Utility Room

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side and rear aspect, wall and base mounted units, combination boiler, space for a washing machine, space for a tumble dryer, a toilet, space for a under counter fridge and tiled flooring.

## First Floor

### Landing

Cornice coving and a smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, radiator, wooden balustrades with wooden stairs to the first floor with feature runner, storage cupboards and carpeted flooring.

### Bedroom One

Cornice coving and a smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, feature fireplace, radiator, power points, shoe cupboard with lighting, shelving and solid oak flooring and carpeted flooring.

### Bedroom Two

Cornice coving and a smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, feature fireplace, radiator, power points and laminate flooring.



### Bedroom Three

Cornice coving and a smooth set ceiling, ceiling light, UPVC double glazed window to the side and rear aspect, radiator, power points and laminate flooring.

### Bedroom Four

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

### Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, free standing bath, pedestal sink, vanity unit with mirrored front, toilet, bidet, enclosed waterfall shower with extra shower head, part tiled walls and solid oak flooring.



## Second Floor

### Loft Room

Smooth set ceiling, Velux style window to the side and rear aspect, radiator, eaves storage, smoke alarm, power points and carpeted flooring.

## Outside

### Garden

South-Westerly facing, partial decking, partial blocked paved, partial artificial lawn, surrounding wooden fences and shrubs, outside power points, side gated access, a pond, an outbuilding with a pitched roof, up and over door, power and lighting, outside tap and an outside light.



### Driveway

Block-paved driveway with space for multiple vehicles, arch entrance, side gated access and surrounding brick walls.



## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: C - Approximately £2,004.38 per annum.

### Stamp Duty

First Time Buyer: £8,750  
Moving Home: £13,750  
Additional Property: £37,500