

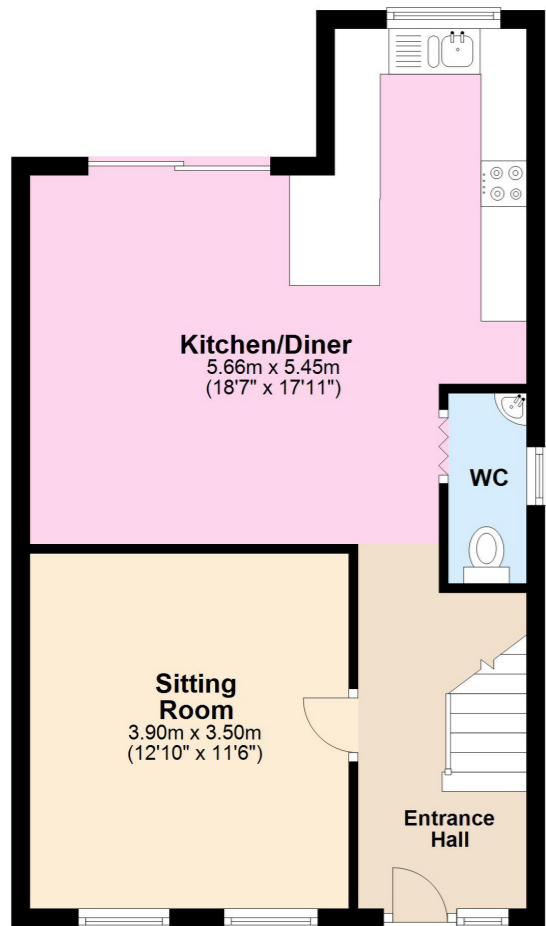


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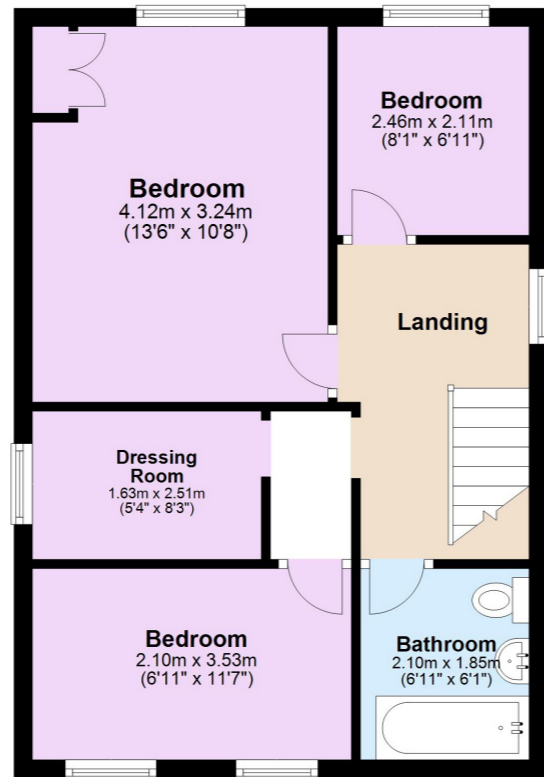
Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



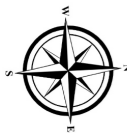
First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 91.5 sq. metres (985.3 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 or 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.



97 Sheringham Road, Poole, Dorset, BH12 1NU
Offers Over £400,000

**** A PERFECT FAMILY HOME **** Link Homes Estate Agents are pleased to present for sale this four bedroom detached property in the much desired Branksome location. Benefitting from four bedrooms, a three-piece bathroom suite, a recently refurbished open plan kitchen/diner with direct access onto the west-facing garden, an additional out-house with power, separate living room, downstairs WC, off-road parking for two cars on a block-paved driveway, this property is the perfect family home. Viewing is a must!

Sheringham Road is renowned for its family friendly appeal and close proximity to Coy Pond, Bournemouth Gardens and Westbourne Village. Westbourne offers a range of attractions such as cafes, restaurants, pubs, the post office, the library, Marks & Spencer's and various other useful amenities. Westbourne and the West Cliff beaches are only half a mile apart. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo, with the closest train station under half a mile away

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.





First Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, two radiators, UPVC frosted front door to the front aspect, understairs storage, UPVC double glazed frosted window to the front aspect, enclosed consumer unit, laminate flooring, power points and the staircase to the first floor.

Living Room

Coved ceiling, ceiling light, power points, radiator, UPVC double glazed windows to the front aspect overlooking the driveway, carpeted flooring and a television point.

Downstairs W/C

Ceiling light, extractor fan, UPVC frosted double glazed window to the side aspect, a radiator, wash hand basin, laminate flooring, a toilet and the gas meter enclosed.

Kitchen/Diner

Coved and smooth set ceiling, downlights, UPVC double glazed window to the rear aspect overlooking the garden, UPVC double glazed sliding doors to the rear aspect overlooking the garden, wall and base fitted units, breakfast bar with small radiator underneath, space for a longline fridge/freezer, space for a washing machine, space for a tumble dryer, space for a dishwasher, integrated oven, four point 'Hoover' gas hob with splash back, sink with drainer, laminate flooring and a radiator.

First Floor

Landing

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, smoke alarm, carpeted flooring, the staircase to the ground floor, power points and a loft hatch.

Bedroom One

Coved and smooth set ceiling, ceiling light, radiator, UPVC double glazed window to the rear aspect overlooking the garden, power points, an enclosed 'Worcester' boiler and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, UPVC double glazed window to the rear aspect overlooking the garden, radiator, power points and laminate flooring.



Bedroom Three

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

Bedroom Four

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

Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, extractor fan, panelled bath with a shower head above, a toilet, a pedestal sink, a wall mounted mirrored cupboard, towel rail, part tiled walls, vinyl flooring and a stainless-steel heated towel rail.

Outside

Garden

Westerly facing, patio area, laid to lawn, shingle areas, raised flower beds, side gated access, surrounding fences and a wooden outhouse with UPVC double glazed windows and French doors opening onto the garden and power.

Front Garden

Bricked stairs leading up to the front of the property.

Driveway

Blocked paved driveway with space for two vehicles.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £1,820.65 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £7,500
Additional Property: £19,500