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**LINKHOMES**  
ESTATE AGENTS



## 25 Emerson Road, Poole, Dorset, BH15 1QS

### Offers Over £375,000

**\*\* POOLE QUAY LOCATION \*\* ALMOST 1,350 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this five bedroom semi-detached family home, arranged over three floors, and situated just minutes from Poole Quay. Benefitting from an array of fine features including five good-sized bedrooms with bedroom one offering fitted wardrobes and a bay window, an open-plan living room/dining room with a feature fireplace, a separate kitchen with space for appliances, a conservatory with direct access onto the well-presented private rear garden, a three-piece family bathroom suite and a parking space for one vehicle. This is a must-view to appreciate the level of living accommodation and desirable position this property has to offer!

The Quay, Poole Park, Baiter Park, Poole Hospital, The Bus Station, The Train Station, The Lighthouse (Poole's centre for the arts) and The High Street are just few of many attractions that are within walking distance from the property. A variety popular bars, restaurants & Coffee shops are close by, The Guild Hall Tavern, Renoufs, The Custom House & Deli on The Quay to name a few. Local schools include Old Town First School & Nursery, Rainbow Day Nursery & Poole High. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. Poole Train station, that is also within walking distance, offers direct routes to Bournemouth, Southampton and London Waterloo. 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

Smooth set ceiling, exposed brick arch, UPVC double glazed frosted single door to the front aspect, UPVC double glazed frosted window to the front aspect and laminate flooring.

### Entrance Hallway

Ceiling light, feature arch, wooden door to the front aspect, radiator, stairs to the first floor, understairs storage and laminate flooring.

### Living Room

Ceiling light, UPVC double glazed bay window to the front aspect, feature gas fireplace, radiator, power points, television point, fitted units and wooden flooring.

### Dining Room

Ceiling light, UPVC double glazed single door to the rear aspect, wall lights, radiator, power points, internet point, cupboard with the consumer unit enclosed and wooden flooring.

### Kitchen

Ceiling lights, single glazed wooden framed window to the side aspect, Velux style window to the rear aspect, UPVC double glazed window to the rear aspect, wall and base fitted units, tiled splash back, space for a longline fridge/freezer, space for a dishwasher, space for a washing machine, space for a free standing hob and oven, space for an additional appliance, stainless steel sink with drainer, power points, fitted shelving, radiator and tiled flooring.

### Conservatory

UPVC roof, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the side and rear aspect, radiator, power points and laminate flooring.

## First Floor

### Landing

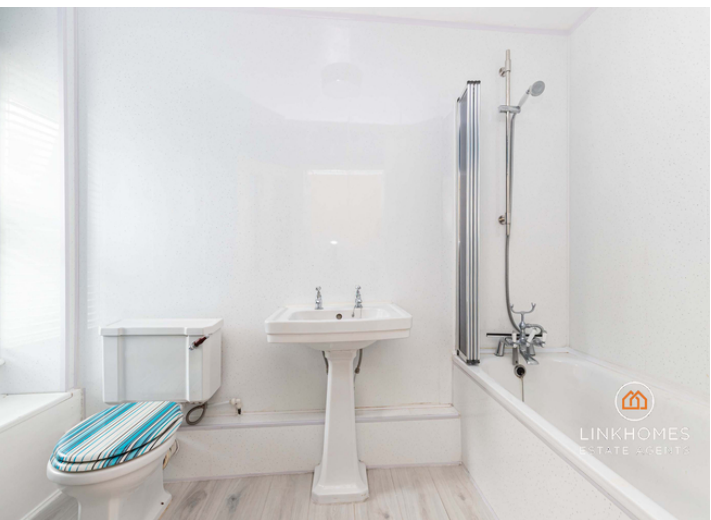
Ceiling light, smoke alarm, wooden balustrades, staircase to the ground floor, cupboard with the boiler enclosed with fitted shelving and carpeted flooring.

### Bedroom One

Ceiling light, UPVC double glazed bay window to the front aspect, fitted wardrobes with mirrored front, radiator, power points and carpeted flooring.

### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.



### Bedroom Five

Ceiling light, UPVC double glazed window to the front aspect, power points, radiator, fitted shelving and storage and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower, pedestal sink, toilet, fitted vanity unit with mirrored front, stainless steel heated towel rail, window seat with storage and vinyl flooring.

## Second Floor

### Landing

Smoke alarm, wooden framed Velux style window to the rear aspect, eaves storage, wooden balustrades, wall light and carpeted flooring.

### Bedroom Three

Smooth set ceiling, wall light, UPVC double glazed window to the front aspect, wooden framed Velux style window to the front aspect, fitted wardrobes with mirrored front, radiator, power points and carpeted flooring.

### Bedroom Four

Smooth set ceiling, downlights, wooden framed Velux style window to the rear aspect, radiator, power points and carpeted flooring.

## Outside

### Garden

Mainly laid to lawn, patio area, surrounding wooden fences and brick walls, outside tap, side gated access, surrounding shrubbery, shingle boarder, a tree and raised bamboo beds.

### Driveway

Brick built-wall, tiled pathway, gate, shingle area, side gated access and a concrete driveway with space for one vehicle.

## Agents Notes

### Useful Information

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

### Stamp Duty

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