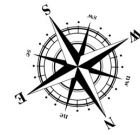
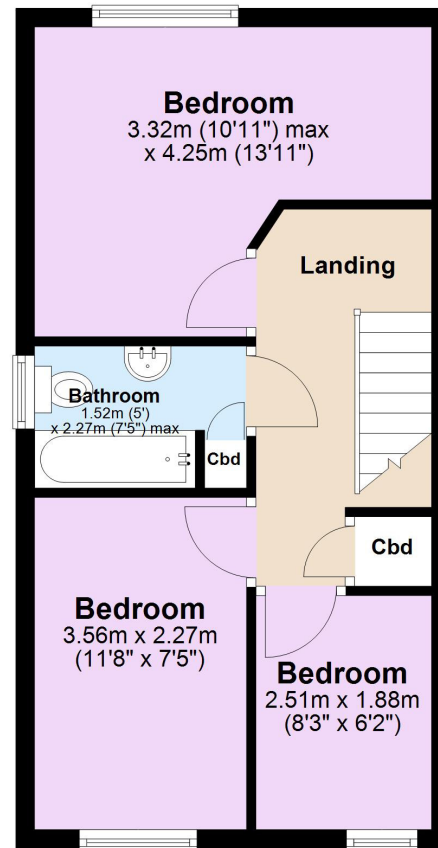
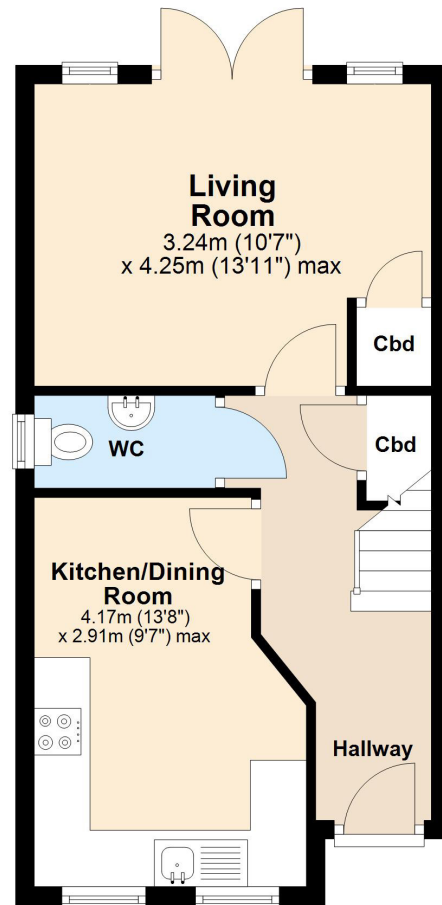


Ground Floor



First Floor



Total area: approx. 72.2 sq. metres (776.6 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.

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.



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156 Rossmore Road, Poole, Dorset, BH12 2HL
Guide Price £325,000

**** PERFECT FIRST TIME BUY ** VENDOR SUITED **** Link Homes Estate Agents are pleased to present for sale this three bedroom end-terraced house situated in the residential BH12 postcode. Benefitting from an array of fine features including three good-sized bedrooms, a modern kitchen with space for a dining table, a separate living room with direct access onto the low-maintenance private rear garden, a three-piece family bathroom suite, a downstairs WC, ample storage and an allocated parking space. This is the perfect first time buy!

Rossmore Road is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Next Home and the Everlast gym is also on site. Rossmore Road is also located within walking distance to Tesco Express on Herbert Avenue and under two miles away from Tower Park which offers Tesco Supermarket, Cineworld, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone train stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A truly great location!



Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, UPVC single door to the front aspect with frosted glass, radiator, thermostat, wooden stairs to the first floor, power points, under stairs storage cupboard with consumer unit enclosed and laminate flooring.

Kitchen

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the front aspect, wall and base fitted units, space for an American style fridge/freezer, integrated dishwasher, integrated washing machine, four point gas hob with integrated oven and stainless steel extractor fan, cupboard with the combination boiler enclosed, power points, radiator, television point, space for a dining table and tiled flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect, UPVC double glazed French doors to the rear aspect, radiators, storage cupboard with shelving, power points, television point and laminate flooring.

Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, pedestal sink, wall mounted mirrored vanity unit, radiator and tiled flooring.

First Floor

Landing

Smooth set ceiling, downlights, smoke alarm, wooden balustrades, storage cupboard, wooden stairs, power points and laminate flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with waterfall shower and extra shower head, toilet, wall mounted sink, stainless steel heated towel rail, wall mounted mirror, storage cupboard, tiled walls and flooring.

Outside

Garden

Laid to artificial lawn, surrounding wooden fences, decking area, external power, outdoor sink, storage under the decking, steps, outside lighting.

Driveway

Block-paved driveway with space for one vehicle.

Agents Notes

Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £1,250

Moving Home: £6,250

Additional Property: £22,500