

Total Area: 84.4 m² ... 908 ft²
All measurements are approximate and for display purposes only



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LINKHOMES
ESTATE AGENTS



39 Cheltenham Road, Poole, Dorset, BH12 2ND
Offers Over £330,000

**** NO FORWARD CHAIN ** RECENTLY RENOVATED **** Link Homes Estate Agents are delighted to present for sale this three bedroom detached house situated in the BH12 postcode. Benefitting from an array of standout features including three bedrooms, a stylish open-plan kitchen/dining room with direct access onto the private rear garden, a separate living room with feature bay windows, a modern three-piece family bathroom suite, a downstairs WC and ample storage. This is a must-view property to appreciate the accommodation on offer!

Parkstone is centrally located near a variety of attractions, including the popular Ashley Cross, which offers bars, cafes, restaurants, hairdressers, barbers, and pubs. Within walking distance is Ashley Road, providing additional amenities such as banks, cafes, fast food restaurants, supermarkets (including Waitrose), and main bus routes. A short drive away are the town centres of Bournemouth and Poole, as well as Bournemouth's award-winning sandy beaches. A convenient central 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 Hallway

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed frosted single door to the front aspect, UPVC double glazed frosted window to the front aspect, cupboard with the consumer unit enclosed, understairs storage with the boiler enclosed, radiator, power points and laminate flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, two radiators, power points, television point, feature fireplace and laminate flooring.

Open-Plan Kitchen/Diner

Smooth set ceiling, spotlights, ceiling light, UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, space for a washing machine, one and a half bowl butler sink with feature tap, under counter spotlights, four point induction hob with integrated oven and stainless steel extractor fan, feature splashback, a breakfast bar with space for bar stools, radiator, power points and laminate flooring.

Downstairs WC

Smooth set ceiling, ceiling light (which is on a sensor), UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink, tiled splash back and laminate flooring.

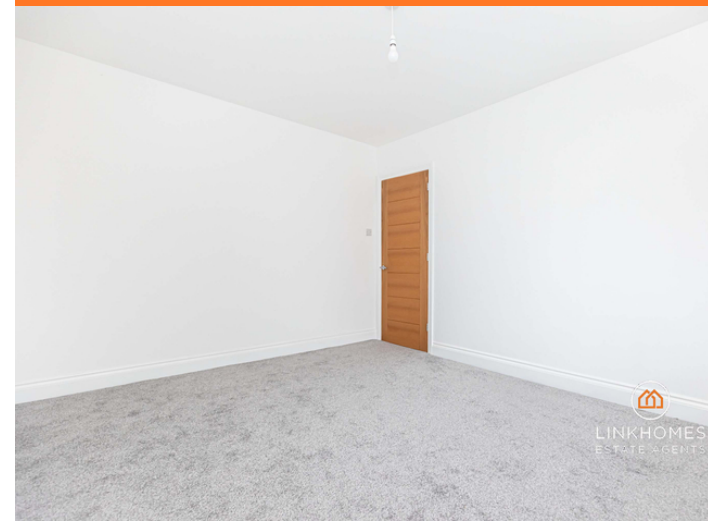
First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder and partially boarded), UPVC double glazed frosted window to the side aspect, airing cupboard with the water cylinder enclosed, wooden balustrades, power points and carpeted flooring.

Bedroom One

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



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, spotlights, extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead electric shower and glass shower screen, wall mounted sink with under cupboard storage, toilet, stainless steel heated towel rail, tiled walls and tiled flooring.

Outside

Garden

Laid to lawn with concrete area, surrounding brick walls, shingle boarder, palm tree, a shed, outside tap, side gated access, outside lights and external power points.

Front Garden

Brick walls, patio steps, slate boarder and side gated access to the rear of the property.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyers: £1,500
Moving Home: £6,500
Additional Property: £23,000