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LINKHOMES
 ESTATE AGENTS



Total area: approx. 56.8 sq. metres (610.9 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.



50 Cooke Road, Poole, Dorset, BH12 1QB
Guide Price £275,000

**** PERFECT FIRST TIME BUY ** FULLY LANDSCAPED WESTERLY-FACING GARDEN **** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom end-terraced home situated in the popular and residential BH12 postcode. Benefitting from an array of fine features including two bedrooms with the bedroom one offering fitted storage, a stylish separate kitchen with direct access onto the Westerly-facing fully-landscaped private rear garden inclusive of an outbuilding with power and lighting, a bright and airy living room, a three-piece family bathroom suite and a block-paved driveway with off-road parking for multiple vehicles. This is a must-view to appreciate the quiet position this home has to offer!

Cooke Road is located within the popular postcode of BH12 with the seaside towns of Bournemouth and Poole within close proximity. Only a mile away you can find the Branksome Retail Park which offers a range of convenient and desirable shops such as John Lewis, Home Bargains, Next Home, Home Sense, Boots and the Everlast gym is also on site. Sainsburys supermarket is within short walking distance from the property. Other surrounding attractions include Westbourne, Coy Pond, Branksome Park, Ashley Road and many other amenities. The Bournemouth Wessex Way is easy enough to get to and gives direct access to the M27 motorway with London roughly just 2 hour 30 minutes commute. There are also main line train routes from Branksome railway station to London Waterloo.

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

Porch

Smooth set ceiling, ceiling light, UPVC double glazed single door to the front aspect, UPVC double glazed frosted window to the side aspect, recess storage with the consumer unit enclosed and coconut matt flooring.

Living Room

Smooth set ceiling, ceiling light, HIVE thermostat, UPVC double glazed window to the front aspect, stairs to the first floor with feature lighting, radiator, power points and LVT flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the rear aspect, longline radiator, wall and base fitted units, four point 'Lamona' gas hob with integrated 'Hoover' oven and overhead extractor fan, stainless steel sink with drainer, integrated dishwasher, space for a washing machine, space for a longline fridge/freezer, tiled splash back, under-counter lighting, power points and LVT flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (partially boarded with lighting), storage cupboard with shelving enclosed, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, air circulation, CO2 alarm, air conditioning, UPVC double glazed window to the front aspect, storage cupboard with shelving and combination boiler enclosed, radiator, power points,



television point and carpeted flooring.

Bedroom Two

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

Bathroom

Smooth set ceiling, ceiling light, air circulation, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead electric shower, wall mounted sink, toilet, stainless steel heated towel rail, tiled walls and flooring.



Outside

Garden

Laid to artificial lawn with porcelain tile area, brick and rendered walls, surrounding fences, side gated access, outside tap and outside light.

Outbuilding

Pitched roof with power and lighting.



Agents Notes

Useful Information

Tenure: Freehold
EPC Rating:
Council Tax Band: B - Approximately £1,866.67 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £3,750
Additional Property: £17,500

