

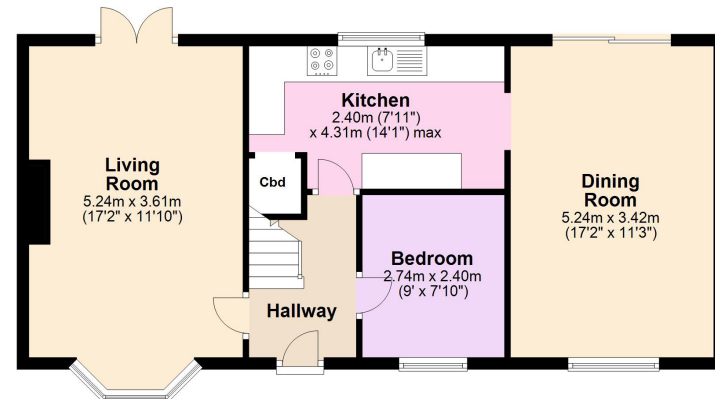
Link Homes

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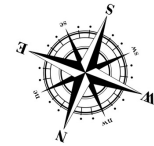
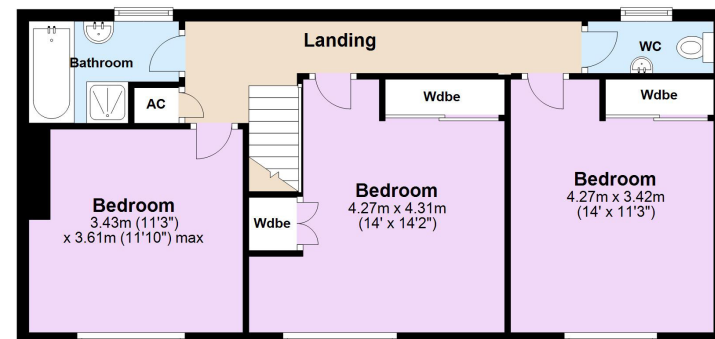


LINKHOMES
ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 121.2 sq. metres (1304.6 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 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.



45 Youngs Road, Bournemouth, Dorset, BH11 9EW
Guide Price £400,000

**** BOASTING OVER 1,300 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to offer for sale this beautifully-presented four bedroom semi-detached and extended family home situated in the popular BH11 postcode. The property benefits from many fine features few of which includes three double bedrooms with bedrooms one and two offering built-in wardrobes, a separate modern kitchen leading onto the dining room, a cosy snug lounge with a gorgeous feature log burner and direct access onto the landscaped garden, a home office/fourth bedroom, a three-piece bathroom suite with a separate WC and a spacious shingle driveway for multiple vehicles! This property is a must view to appreciate the accommodation on offer!

Youngs Road is situated in the residential BH11 postcode and Turbary Retail Park is just a short drive away which offers a range of shops such as Sports Direct, Lidl, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance to the property which has a variety of convenient amenities and a Tesco Superstore. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres. Schools close by include Christ The King Catholic Primary School, Elm Academy, Kinson Academy & Heathlands Primary Academy to name a few.

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

Coved and smooth set ceiling, ceiling light, smoke alarm, carpeted stairs to the first floor, radiator, power points, UPVC double glazed composite front door to the front aspect, feature panelling and Karndean flooring.

Living Room

Coved ceiling, ceiling light, smoke alarm, UPVC triple glazed bay window to the front aspect, UPVC double glazed French doors to the rear aspect, radiator, power points, internet point, feature fireplace, log burner with oak mantel, television point and carpeted flooring.

Fourth Bedroom/ Home Office

Polystyrene tiled ceiling, ceiling light, UPVC triple glazed window to the front aspect, power points, radiator and carpeted flooring.

Kitchen

Smooth set ceiling, smoke alarm, downlights, UPVC triple glazed window to the rear aspect, wall and base fitted units, space for a longline fridge/freezer, space for a dishwasher, space for a washing machine, stainless steel sink with drainer, cupboard with the combination boiler, power points, tiled splash back, Quartz worktops, freestanding four point gas hob with under oven and stainless steel extractor fan above, under stairs storage cupboard with the consumer unit enclosed and Karndean flooring.

Dining Room

Smooth set ceiling, ceiling lights, UPVC triple glazed windows to the front aspect, UPVC double glazed patio doors to the rear aspect, radiator, power points and Karndean flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling lights, smoke alarm, loft access, radiator, feature panelling, wooden balustrades, airing cupboard, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, smoke alarm, UPVC triple glazed window to the front aspect, built-in wardrobes with mirrored front, radiator, power points, storage cupboard with a rail and carpeted flooring.



Bedroom Two

Smooth set ceiling, ceiling light, smoke alarm, UPVC triple glazed window to the front aspect, built-in wardrobes with mirrored front, radiator, power points, television point and carpeted flooring.

Separate W/C

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the rear aspect, toilet, wall mounted sink with tiled splash back and vinyl flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC triple glazed window to the front aspect, radiator, power points, telephone point and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC triple glazed frosted window to the rear aspect, extractor fan, panelled bath with overhead electric shower, radiator, pedestal sink, tiled flooring and tiled walls.

Outside

Rear Garden

Partially laid to patio and artificial grass, shingle feature borders, surrounding wooden fences, outside light, outside tap, outside power, feature sleepers, side gated access to the front of the property, three sheds, a green house, summer house, a pond, surrounding shrubbery and an awning.

Driveway

Shingle driveway with space for multiple vehicles, surrounding wooden fences, outside light and surrounding hedges.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £1,909.11 per annum.

Stamp Duty

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

