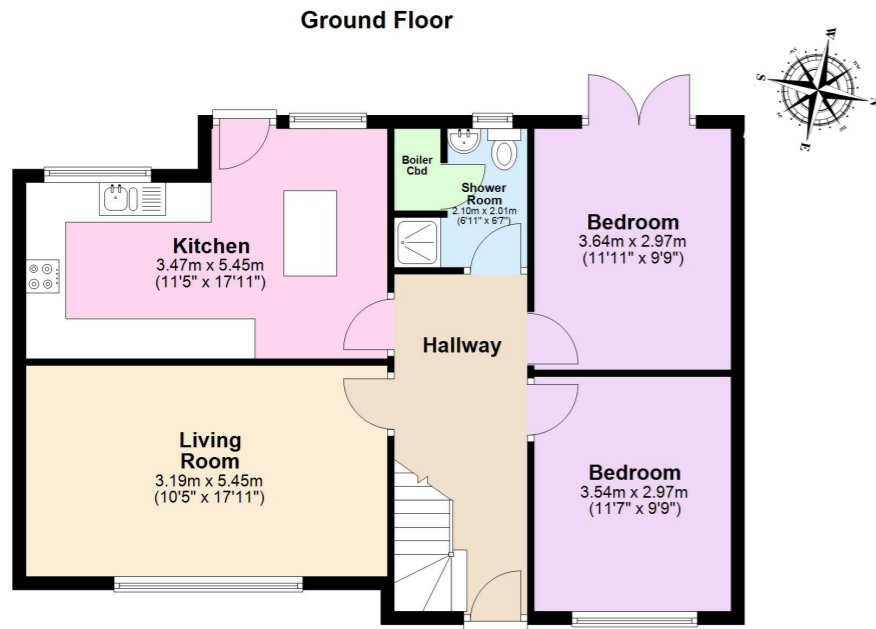


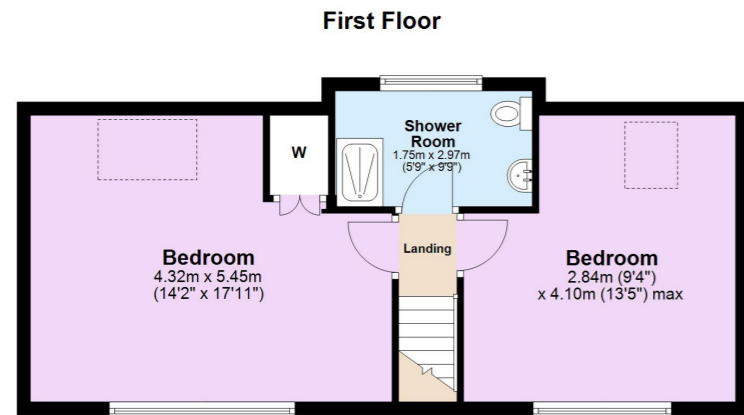
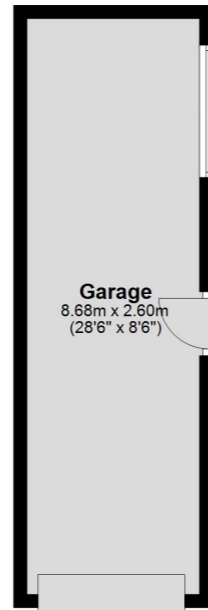


LINKHOMES
ESTATE AGENTS

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Outbuilding



Total area: approx. 141.9 sq. metres (1527.2 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.



LINKHOMES
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1a Enfield Avenue, Poole, Dorset, BH15 3SF
Guide Price £490,000

**** OVER 1,500 SQUARE FEET OF LIVING ACCOMMODATION ** FULLY-LANSCAPED FRONT AND REAR GARDENS **** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom detached house situated on a desirable road in the sought-after area of Oakdale. Benefitting from an array of fine features including four good-sized bedrooms, a separate modern kitchen with an island and room for bar stools, a living room with direct access onto the private rear garden, two three-piece bathrooms (one on each floor), and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate the level of living accommodation and quiet position this property has to offer!

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station and Poole train station roughly just 1.7 miles away. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property.

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, UPVC single door to the front aspect, radiator, power points and carpeted flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed French doors to the rear aspect, radiator, power points and carpeted flooring.

Kitchen

Coved and smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, wall and base fitted units, five point gas hob with integrated 'Neff' double oven, extractor fan and stainless steel splash back, space for a washing machine, space for a tumble dryer, integrated longline fridge/freezer, longline radiator, one and a half bowl composite sink with drainer, island with space for stools, composite splash back, power points, television point and tiled flooring.

Bedroom Three

Coved and smooth set ceiling, suspended ceiling lights, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bedroom Four

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

Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, enclosed shower, wall mounted sink with under storage, toilet, radiator, wall mounted vanity, storage cupboard with the boiler enclosed and tiled flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, loft hatch, double glazed wooden window to the front aspect and carpeted flooring.



Bedroom One

Smooth set ceiling, downlights, double glazed wooden Velux window to the rear aspect, UPVC double glazed window to the front aspect, eaves storage, fitted double wardrobe, power points, radiator and carpeted flooring.

Bedroom Two

Smooth set ceiling, downlights, double glazed wooden Velux window to the rear, UPVC double glazed window to the front aspect radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, double enclosed waterfall shower with extra shower head, part tiled walls, wall mounted sink with under storage, stainless steel heated towel rail, vanity unit with mirrored front and tiled flooring.

Outside

Garden

Laid to lawn with decking area, summer house, shed, surrounding brick walls, outside light, outside tap, side gated access, external power points, artificial lawn, allotment area and sleepers.

Driveway

Tarmacked driveway with space for multiple vehicles, outside light, side gated access, raised flower beds, brick walls and artificial lawn.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Approximately £2,399.99 per annum.

Stamp Duty

First Time Buyer: £9,500
Moving Home: £14,500
Additional Property: £39,000