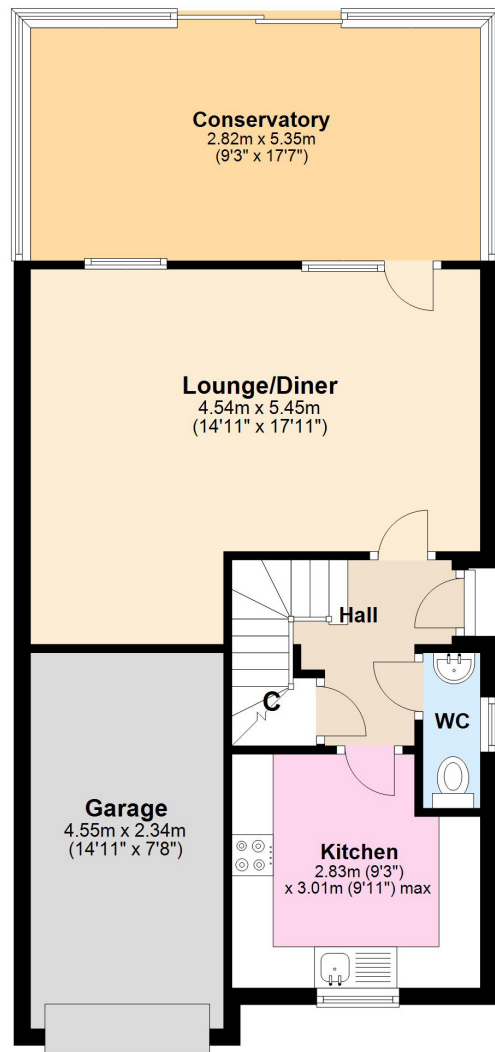


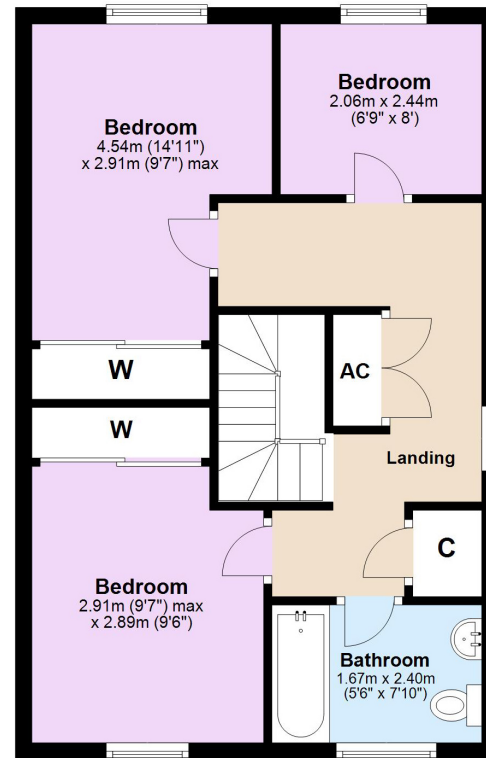
Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 112.9 sq. metres (1215.2 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 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.



Link Homes

67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



2 Chorley Close, Poole, Dorset, BH15 3JN
Guide Price £360,000

**** STUNNING SOUTHERLY FACING PRIVATE GARDEN **** A brilliant opportunity to acquire this three-bedroom semi-detached family home situated in the heart of Oakdale, Poole. A perfect family home offering an abundance of standout qualities, few of which include a beautiful conservatory with a self-cleaning tinted roof, an integrated garage with power, a separate kitchen with views towards the park, a downstairs WC, ample storage space including built-in wardrobes to bedrooms one and two, off road parking for two vehicles, over 1200 square feet of accommodation and a Southerly facing private garden with side gated access. An internal viewing is highly recommended to avoid disappointment.

‘Chorley Close’ is within the desirable residential area of Oakdale, Poole and centrally located not far from Poole Town Centre, Poole bus station, Poole Hospital 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, smoke alarm, front door to the side aspect opening onto the side walkway, laminate flooring, a staircase to the first floor with an under the stair's storage cupboard and a downstairs WC.

Downstairs WC

Coved ceiling, ceiling light, double glazed frosted window to the side aspect, vinyl flooring, radiator, toiler and a sink with a composite splashback and an under cupboard.

Living Room

Coved ceiling, ceiling lights, double glazed windows to the rear aspect overlooking the conservatory, French doors to the rear aspect opening onto the conservatory, carpeted flooring, two radiators, power points and a television point.

Kitchen

Coved ceiling, ceiling light, double glazed windows to the front aspect overlooking the driveway, laminate flooring, wall and base fitted units, enclosed single cylinder boiler, space for a low-level fridge, space for a washing machine, space for a dishwasher, Oven (with gas supply, splashback and an extractor fan above) and power points.

Conservatory

A tinted glass roof, dual aspect UPVC double glazed windows to the side and rear overlooking the garden, UPVC double glazed sliding doors to the rear aspect opening onto the garden, power points and a smart electric heater.

First Floor

Landing

Coved and smooth set ceiling, ceiling lights, loft hatch (partially boarded with lighting), smoke alarm, double glazed frosted window to the side aspect, carpeted flooring, radiator, an airing cupboard with the hot water tank enclosed, an additional cupboard, power point and the staircase to the ground floor.

Bedroom One

Coved ceiling, ceiling light, double glazed windows to the rear aspect overlooking the rear garden, carpeted flooring, radiator, power points and built-in sliding door front mirrored wardrobes.



Bedroom Two

Coved ceiling, ceiling light, double glazed windows to the front aspect overlooking the greenery/ park across the road, carpeted flooring, radiator, power points and built-in sliding door front mirrored wardrobes.

Bedroom Three

Coved ceiling, ceiling light, double glazed windows to the rear aspect overlooking the rear garden, carpeted flooring, radiator and power points.

Bathroom

Smooth set ceiling, downlights, extractor fan, frosted double glazed windows to the front aspect, vinyl flooring, panelled bath with a rainfall shower head above, toilet, sink with an under-cupboard and a stainless-steel heated towel rail.

Outside

Rear Garden

Southeast facing, mainly laid to artificial grass, composite decking, a patio area, surrounding fences and side gated access.

Front Garden

Laid to gravel with surrounding shrubbery.

Driveway

Laid to concrete with space for two vehicles.

Garage

An up and over door, the consumer unit, power and lighting.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £0
Moving Home: £5,000
Additional Property: £22,500