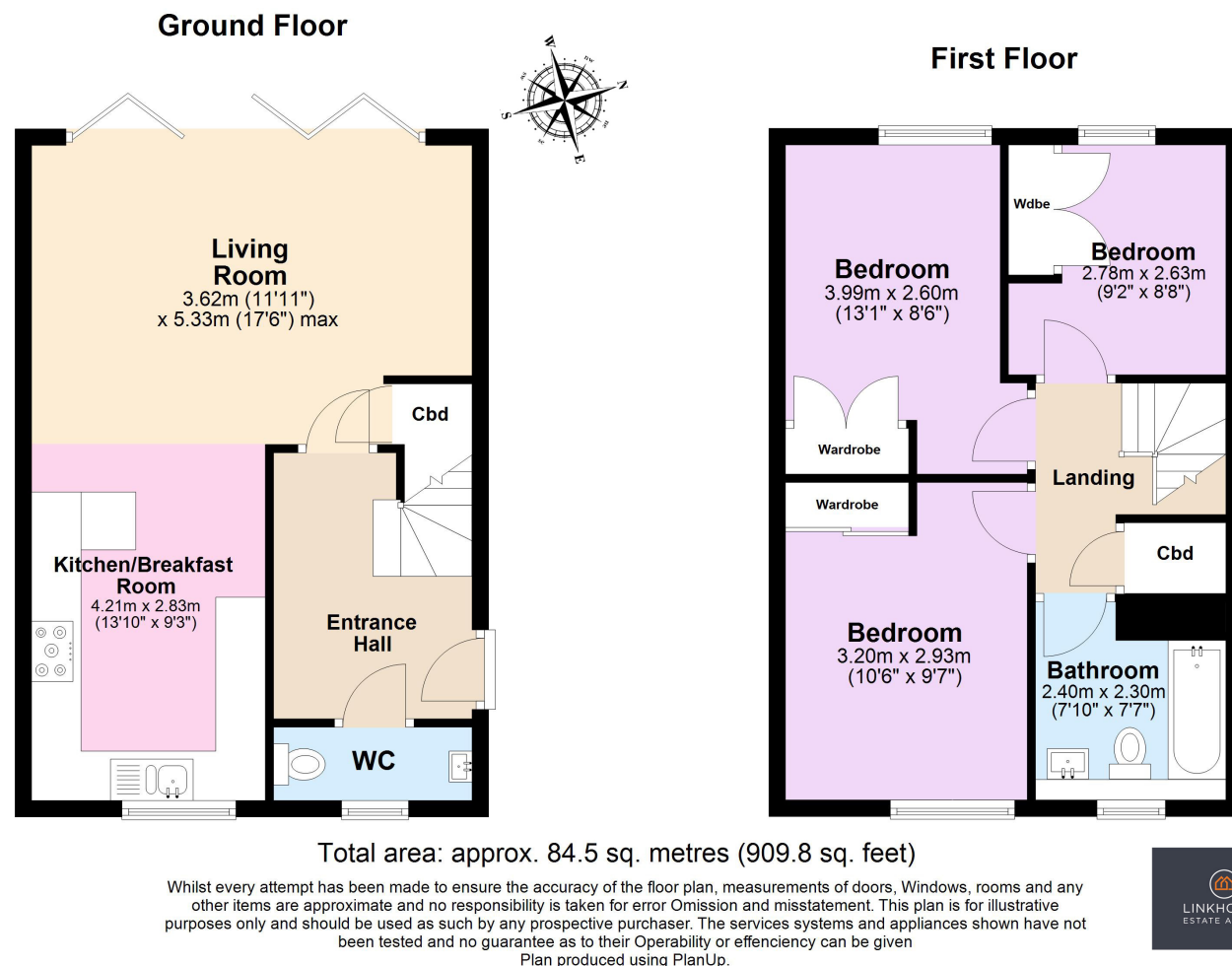


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LINKHOMES  
ESTATE AGENTS



**8a St Osmunds Road, Poole, Dorset, BH14 9JN**  
**Offers Over £500,000**

**\*\* NO FORWARD CHAIN \*\* BH14 POSTCODE \*\* WESTERLY-FACING PRIVATE GARDEN \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached house in the sought-after Lower Parkstone location. Constructed in 2014 by Bayview Developments and benefitting from an array of fine features including three good-sized bedrooms all offering built-in wardrobes, an open-plan plan kitchen/living room with integrated appliances, a feature breakfast bar with room for bar stools and bi-fold doors leading onto the Westerly-facing, Fully landscaped and low maintenance private rear garden, a stylish three-piece bathroom suite, a downstairs WC, ample storage throughout and off-road parking for two vehicles! This property is a must view!

Situated in BH14, St Osmunds Road is positioned centrally between Ashley Cross and Penn Hill, and within the catchment of the sought-after Courthill School. The property is within walking distance of the much-loved Ashley Cross which offers Ashley Cross Green, Parkstone Train Station, The Post Office and an array of independent bars and cafes including The Dancing Moose, Dragonfly, Flamingo Cafe and Nicholas James to name a few. Also located close by and within walking distance is Waitrose on Ashley Road and Redlands Retail Park which offers John Lewis, Next Home, Home Sense and Everlast Gym is also on site. Penn Hill is located under a mile away which offers Patisserie Mark Bennetts, Isabel's Restaurant, Bank and Jenkins and Sons. Close by you will also find the award winning sandy beaches! A truly great 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, downlights, smoke alarm, wooden front door to the side aspect, radiator and Amtico flooring.

#### Open Plan Kitchen/Diner

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed windows to the front aspect, UPVC double glazed bi-fold doors to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated washer/dryer, integrated dishwasher, five point gas ‘Neff’ hob with overhead stainless steel extractor fan and integrated ‘Neff’ double oven, one and a half bowl stainless steel sink with drainer, cupboard with the combination boiler enclosed, composite splash back, power points, radiator, understairs storage cupboard with the consumer unit and light enclosed, television point, thermostat and Amtico flooring.

#### Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink with under storage, radiator, wall mounted mirror, part tiled walls and tiled flooring.

### First Floor

#### Landing

Smooth set ceiling, ceiling light, smoke alarm, airing cupboard, wooden balustrades, power points and carpeted flooring.

#### Bedroom One

Smooth set ceiling, ceiling light with a fan, UPVC double glazed floor to ceiling windows to the front aspect with bespoke fitted shutters, double fitted wardrobe with mirrored front, radiator, power points and carpeted flooring.

#### Bedroom Two

Smooth set ceiling, ceiling light, loft hatch, UPVC double glazed windows to the rear aspect, radiator, television point, power points, double fitted wardrobes and carpeted flooring.



### Bedroom Three

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

### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead waterfall shower, toilet, wall mounted sink with under storage, stainless steel heated towel rail, wall mounted mirror, recess shelving, tiled walls and tiled flooring.

### Outside

#### Garden

Laid to artificial lawn with patio area, surrounding wooden fences, outside tap and light, side gated access, two sheds with lighting and water enclosed, outside power point and surrounding hedges.

#### Driveway

Blocked paved driveway, allocated parking spaces for two vehicles, surrounding hedges, wooden fence and side gated access.

### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating:  
Council Tax Band: D - Approximately £2,254.94 per annum.

#### Stamp Duty

First Time Buyer: £10,000  
Moving Home: £15,000  
Additional Property: £40,000