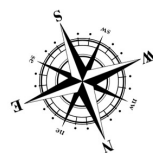
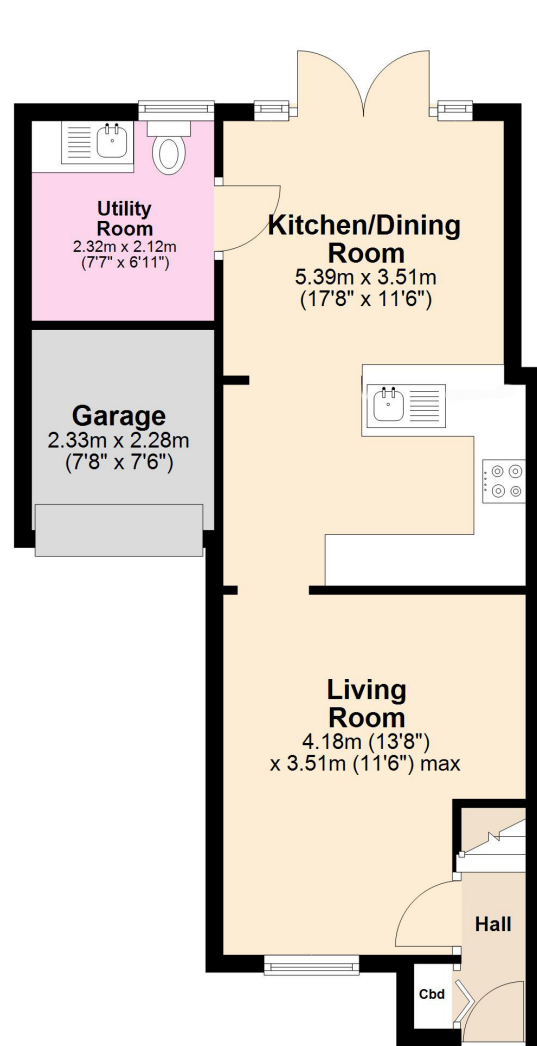




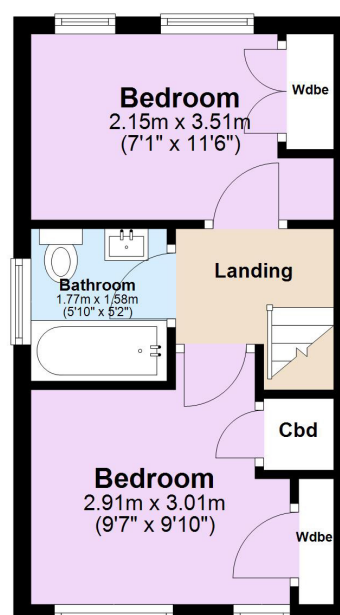
LINKHOMES
ESTATE AGENTS

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

Ground Floor



First Floor



Total area: approx. 68.0 sq. metres (732.0 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.

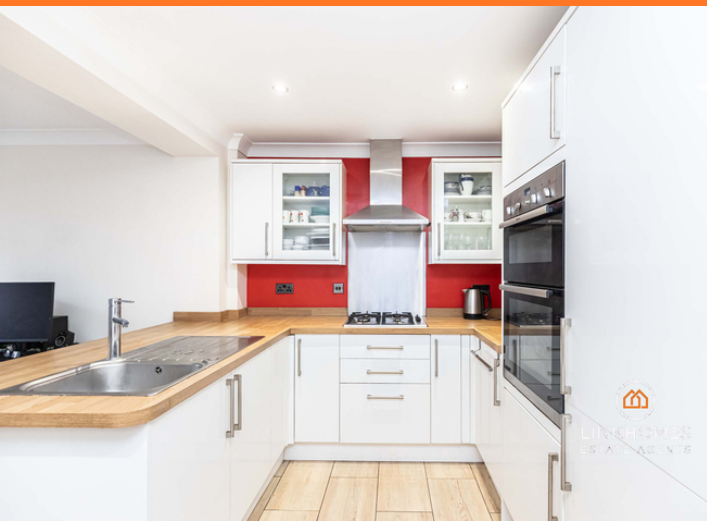
The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour 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.



65 Twyford Way, Poole, Dorset, BH17 8SR
Guide Price £300,000

**** PERFECT FIRST TIME BUY ** SOUTHERLY-FACING GARDEN **** Link Homes Estate Agents are delighted to present for sale this extended two bedroom semi-detached house in the much-desired and residential area of Canford Heath. Benefitting from an array of fine features including two good-sized bedrooms, an open-plan kitchen/dining room with direct access onto the Southerly-facing low maintenance private rear garden, a separate living rom, a modern three-piece family bathroom suite, a separate utility room with a downstairs WC, ample storage throughout, garage space and a tarmacked driveway with parking for one vehicle. This is a must-view to appreciate the quiet position and accommodation this home has to offer!

Canford Heath offers some great local amenities, some of which includes Supermarkets such as Asda & Iceland Foods, The Post office, multiple bus routes, local pubs and the Canford Heath Nature Reserve which is perfect for dog walking. Hooke Close is situated in a great location for the schools, some of these include Canford Heath Junior, Magna Academy and both grammar schools are also close by. The popular Broadstone high street is just 2.3 miles away and will take you approximately 7 minutes to get to by car. Poole/ Bournemouth Town centres are only a short drive away. A truly brilliant location!



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, UPVC single door to the front aspect, storage cupboard with consumer unit enclosed, radiator, power points, stairs to the first floor and tiled flooring.

Living Room

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

Open Plan Kitchen/Diner

Coved and smooth set ceiling, downlights, UPVC double glazed windows to the rear aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, stainless steel sink with drainer, four point gas hob with stainless steel splash back and extractor fan, integrated 'Neff' double oven, breakfast bar with space for stools, radiators, power points and tiled flooring.

Utility Room

Smooth set ceiling, downlights, UPVC double glazed frosted windows to the rear aspect, wall and base fitted units, space for a washing machine, stainless steel sink with drainer, toilet, power points, radiator and tiled flooring.

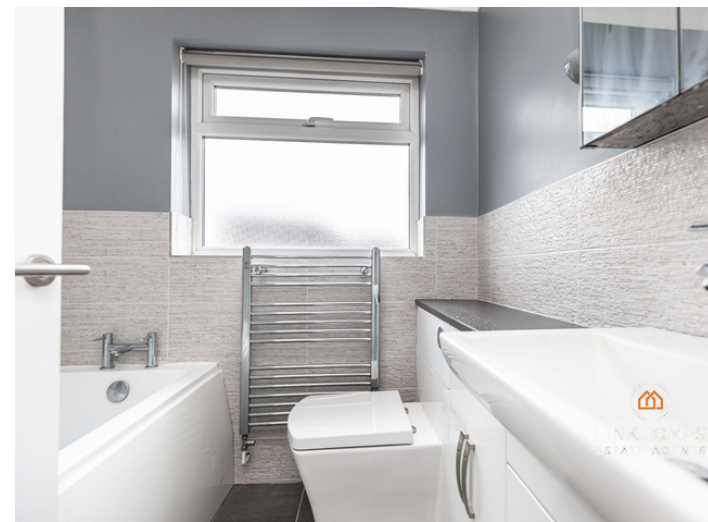
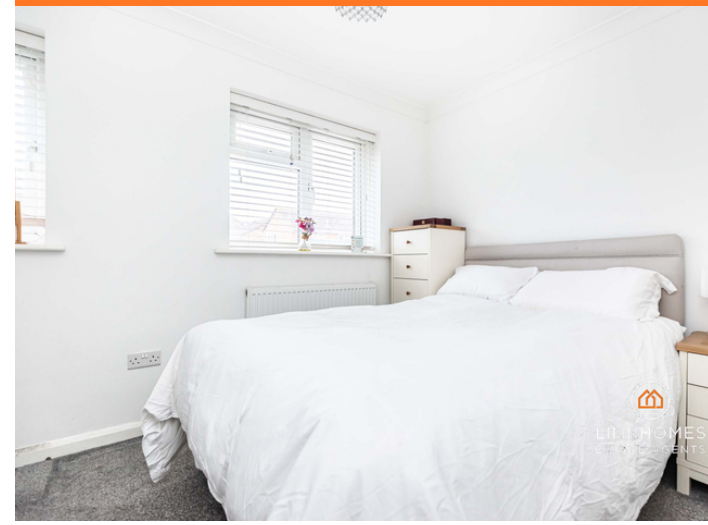
First Floor

Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch (combination boiler enclosed, fitted ladder and partially boarded), power points and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, single fitted wardrobe, fitted cupboard with shelving, radiator, power points and carpeted flooring.



Bedroom Two

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

Bathroom

Coved and smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with waterfall shower and additional shower head, toilet, wall mounted sink with fitted cupboards, stainless steel heated towel rail, part tiled walls and tiled flooring.

Outside

Garden

Laid to patio and shingle, side gated access, surrounding wooden fences, outside light and surrounding shrubbery.

Garage

Up and over door with power and lighting.

Driveway

Tarmacked driveway with parking for multiple vehicles, patio, shingle area, outside tap and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £5,000
Additional Property: £20,000