



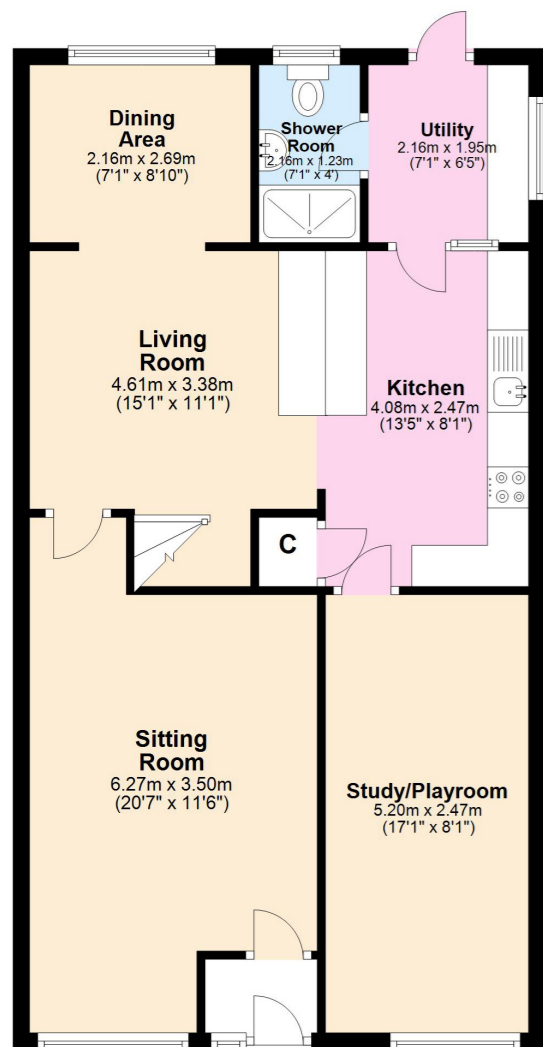
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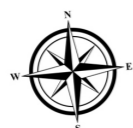
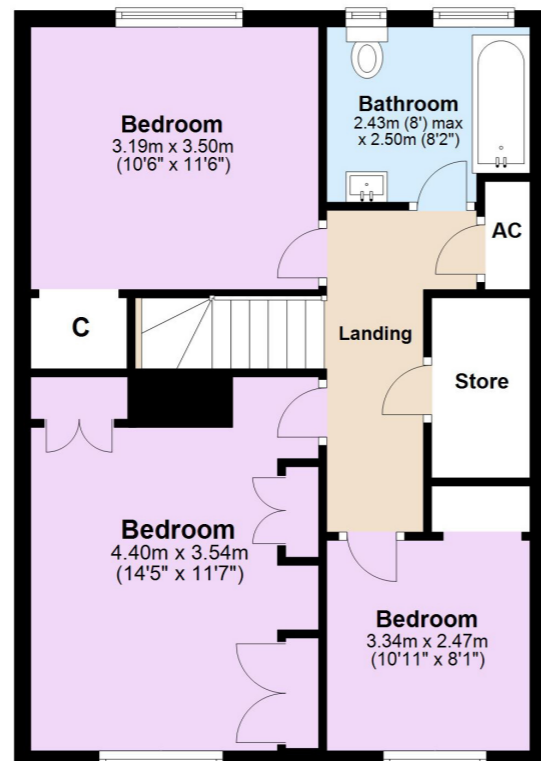
Ground Floor

Approx. 71.0 sq. metres (763.8 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 126.1 sq. metres (1357.6 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.



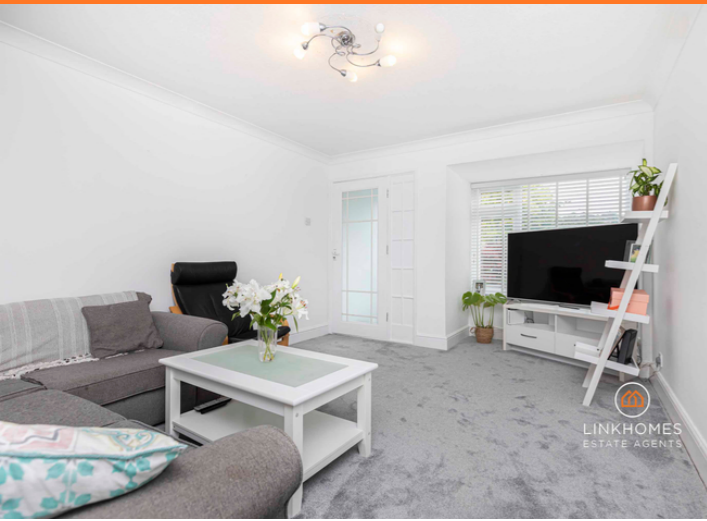
51 Merrow Avenue, Poole, Dorset, BH12 1PY
Offers in Excess of £375,000

**** PERFECT FAMILY HOME **** Link Homes Estate Agents are pleased to present for sale this three bedroom semi-detached property in the much-desired BH12 location. This property offers an array of standout features including an open plan kitchen/diner, a separate utility room, a water softener system for the whole house, modern downstairs shower room, a spacious study/playroom, three double bedrooms with built-in storage, a three-piece bathroom suite, generously sized garden and a block-paved driveway for multiple vehicles including electric car charging infrastructure. This property is a must-view to appreciate the wealth of living accommodation this property has to offer!

Merrow Avenue is a quiet road located within the popular postcode of BH12, with the seaside towns of Bournemouth and Poole within close proximity and just moments away from the Heathland and Nature Reserve. Just over a mile away you can find the Branksome Retail Park which offers a range of convenient and desirable shops such as John Lewis, Home Bargains, Next Home, Home Sense, Boots and the Everlast gym is also on site. Sainsburys supermarket and the Harvester restaurant is within short walking distance from the property. Other surrounding amenities include The Branksome Railway Station, The Westbourne Village, Coy Pond Gardens, Branksome Park and many others.

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

Porch

UPVC double glazed frosted door opening onto the driveway, vinyl flooring and an additional frosted glassed door opening onto the lounge.

Sitting Room

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

Dining Area

Coved ceiling, ceiling light, carpeted flooring radiator and a UPVC double glazed window to the rear aspect.

Living Room

Coved ceiling, ceiling light, carpeted flooring, radiator and the staircase to the first floor.

Kitchen

Smooth set ceiling, two ceiling lights, wall and base fitted units, four-point electric 'Indesit' hob, vinyl flooring, under the stair's cupboard, stainless steel single bowl sink with drainer and space for a low-level fridge.

Utility Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, UPVC double glazed frosted single door opening onto the garden, space for a washing machine, tumble dryer and low-level fridge/freezer, power points and vinyl flooring.

Shower Room

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the rear aspect, a toilet, vinyl flooring, radiator, pedestal sink and an electric shower.

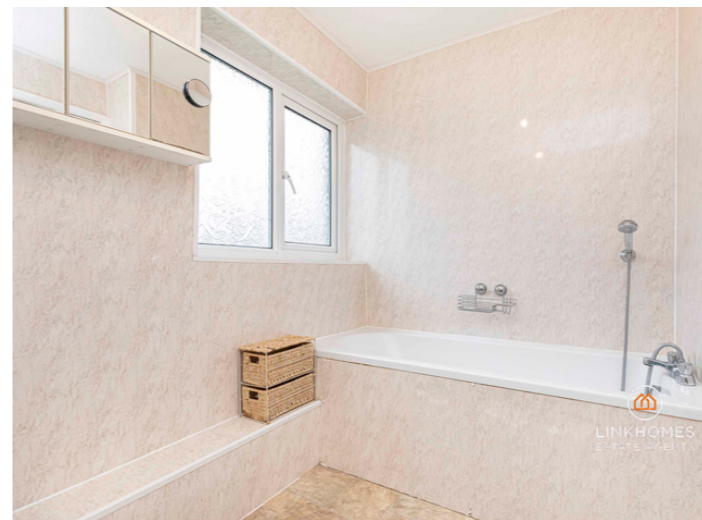
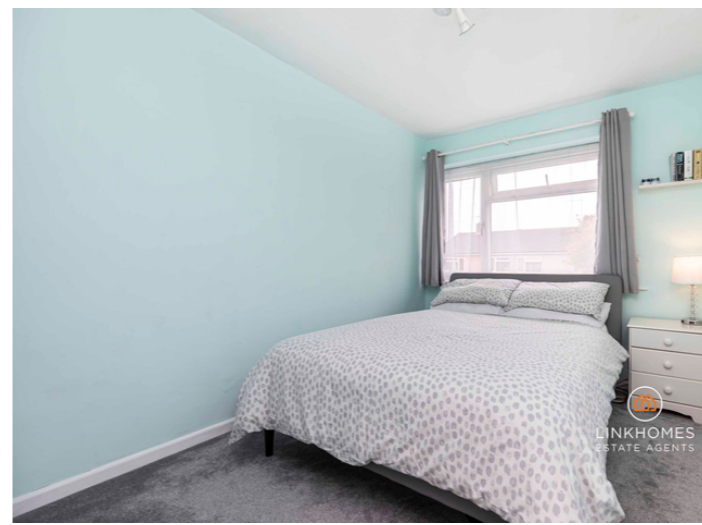
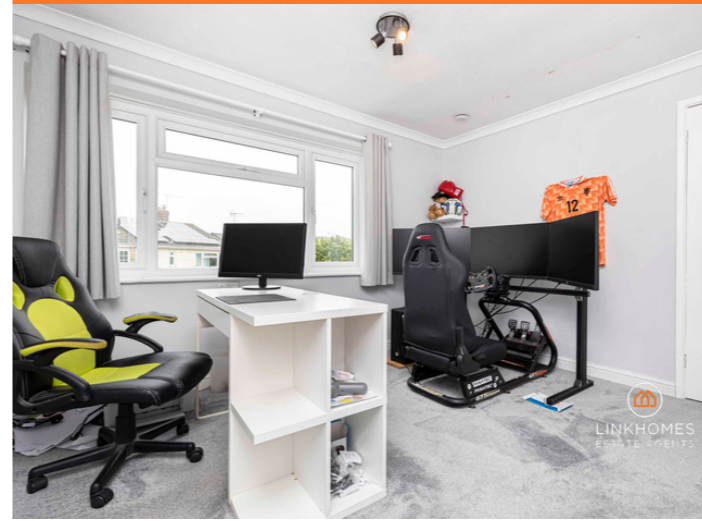
Study/Playroom

Smooth set ceiling, ceiling light, wall mount cupboard with consume unit enclosed, carpeted flooring, radiator, power points and a UPVC double glazed window to the front aspect.

First Floor

Landing

Ceiling light, carpeted flooring, wall thermostat, loft hatch, cupboard with lighting and shelving enclosed, additional cupboard with the gas boiler and carbon monoxide alarm enclosed and the staircase to the ground floor.



Bedroom One

Ceiling light, UPVC double glazed window to the front aspect, radiator, built-in wardrobes, power points and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, power points, radiator, carpeted flooring and shelving.

Bedroom Three

Ceiling light, radiator, UPVC double glazed window to the front aspect, radiator, carpeted flooring and a storage space.

Bathroom

Two ceiling lights, vinyl flooring, stainless steel towel rail, UPVC double glazed windows to the rear aspect, wall mounted cupboard with front mirrored doors, toilet, sink with under cupboards, wall mounted mirror and a panelled bath with shower head above.

Outside

Garden

Laid to lawn, patio area, decking area, side gated access and surrounding fences.

Front Garden

Blocked paved driveway with space for two vehicles and an electric charging point.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Approximately £2,048.24 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £6,250
Additional Property: £17,500