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LINKHOMES
 ESTATE AGENTS



18 Elizabeth Road, Poole, Dorset, BH15 2DJ
Guide Price £310,000

**** SOUTH WESTERLY FACING PRIVATE REAR GARDEN **** Link Homes Estate Agents are pleased to offer this tastefully decorated two double bedroom end of terrace house situated in the popular Heckford Park location close to Poole Town Centre. This unique Victorian property boasts an array of stand out features including two good-sized bedrooms, an open plan living room/diner, a separate kitchen leading onto the sun/utility room, off road parking for two vehicles, an outside toilet and a South-West facing private rear garden. A perfect first home or investment, an internal viewing of this stunning character home is strongly recommended.

Located just moments from Poole Hospital, this is the perfect opportunity for Doctors or Nurses. Also closeby is Poole Bus Station, The Lighthouse (Poole's centre for the arts), The High Street, Poole Park, The Quay and Baiter Park which are very few of many attractions within walking distance from the property. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. The Train Station also close by connects to the direct line taking you to London Waterloo.... 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

Coved ceiling, ceiling light, UPVC double glazed frosted single door to the front aspect, consumer unit, radiator, power points with USB charging, internet point, carpeted stairs to the first floor and laminate flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed sash-style windows to the front aspect, radiator, electric fireplace, internet point, television point, power points and laminate flooring.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed sash-style windows to the rear aspect, radiator, power points, 'HIVE' system, storage cupboard and laminate flooring.

Kitchen

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, double glazed frosted single wooden door to the side aspect, wall and base fitted units, four-point electric hob with double under over, tiled splash back, one and a half bowl composite bowl with drainer, aluminium shelving, space for a longline fridge/freezer, power points and laminate flooring.

Lean-To

UPVC and wooden beam ceiling, ceiling light, power points, UPVC double glazed French doors to the rear aspect, space for a washing machine, and concrete flooring.

First Floor

Landing

Coved ceiling, loft hatch, ceiling light, smoke alarm, storage cupboard, power points and carpeted flooring.



Bedroom One

Coved ceiling, ceiling light, UPVC double glazed sash-style windows to the front aspect, radiator, power points and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed sash-style windows to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with overhead electric shower, part panelled splash back around the bath, pedestal sink, toilet, radiator, airing cupboard and vinyl flooring.

Garden

South-West facing, laid to concrete, patio walkway with flower beds to the side, side gated access, gravel area (which is currently being used as an additional parking space due to there being car access to the garden), two sheds and surrounding walls/ fences. There is an outside toilet with a UPVC double glazed frosted door, and a combination boiler also enclosed.

Driveway

Off road parking for one vehicle, blocked paved with surrounding fences.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: B - Approximately £1,670.48 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £3,000
Additional Property: £18,500

