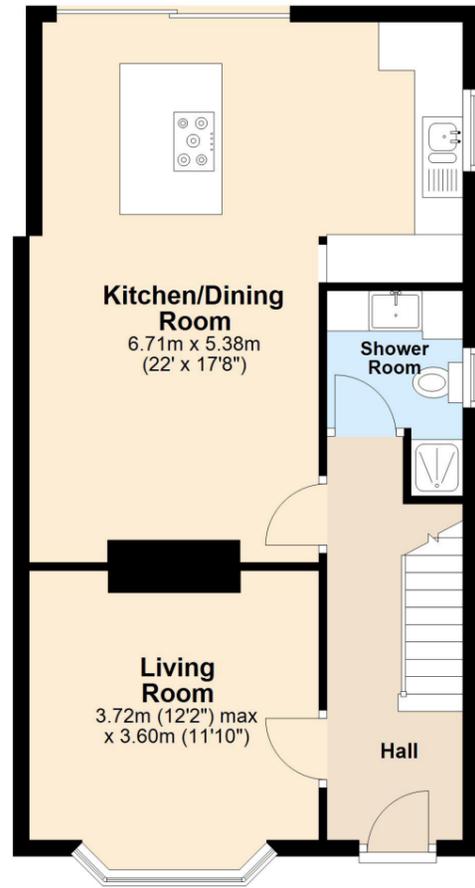




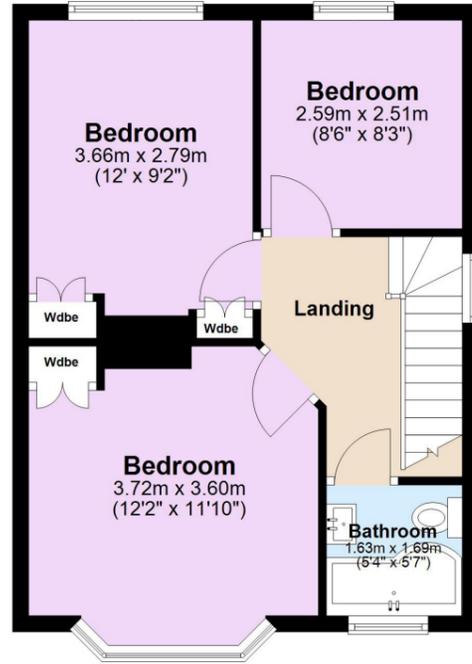
LINKHOMES
ESTATE AGENTS

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Ground Floor



First Floor



Total area: approx. 94.9 sq. metres (1021.3 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.



73 Foxholes Road, Poole, Dorset, BH15 3ND
Guide Price £395,000

**** OVER 1,000 SQUARE FEET OF LIVING ACCOMMODATION ** PERFECT FAMILY HOME ** FULLY-LANDSCAPED GARDEN **** Link Homes Estate Agents are delighted to present for sale this extended three bedroom, two bathroom semi-detached house in the much-desired BH15 postcode. The property benefits from an array of stand out features including a sociable and spacious open-plan kitchen/dining room with direct access onto the fully-landscaped private rear garden, a separate snug living room with a bay window, a downstairs utility room housing a WC and an enclosed shower, three good-sized bedrooms with bedrooms one and two offering fitted wardrobes, a three piece bathroom suite on the first floor, off road parking for multiple vehicles and over 1000 square feet of living accommodation. An internal viewing is highly recommended to fully appreciate this beautifully-presented family home.

Foxholes Road is situated in the desirable residential area of Oakdale, and is not far from Poole Town Centre, Poole bus station, Poole Hospital and Poole train station which connects to the mainline leading directly to London Waterloo. Local amenities close by include, the Co-op, Post Office, Rowlands pharmacy, Skate Fish & Chips, Primitive Gymnasium, Prevail Skatehouse and and Tesco Fleets Bridge is also not far from the property. Schools close by include St Edward's RC & CofE School, Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/Junior, and Ocean Academy.

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, ceiling light, smoke alarm, composite door to the front aspect, consumer unit, radiator, power points, understairs storage and carpeted flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, feature mantel, power points and carpeted flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, ceiling lights, downlights, aluminium double glazed sliding doors to the rear aspect, UPVC double glazed frosted window to the side aspect, wall and base fitted units, an island with a five ring gas hob, an overhead extractor fan and room for bar stools, space for an American style fridge/freezer, integrated dishwasher, integrated double oven, radiators, exposed brick fireplace, power points and laminate flooring.

Utility/Shower Room

Smooth set ceiling, spotlight, extractor fan, UPVC double glazed frosted window to the side aspect, enclosed waterfall shower with additional shower head and recess shelving, toilet, butler sink with mixer tap, cupboard with the combination boiler enclosed, base fitted units, space for a washing machine and vinyl flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, loft hatch (fitted ladder and lighting), UPVC double glazed frosted window to the side aspect, wooden balustrades and carpeted flooring.

Bedroom One

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



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, panelled bath, toilet, wall mounted sink with storage, wall mounted mirror and vinyl flooring.

Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, palm tree, outside light, side gated access, outside tap, outside power sockets, sleepers, shrubbery, bark area, rear access to the service lane, outbuilding with power and lighting and a storage cupboard with power and lighting.

Driveway

Block paved driveway with parking for multiple vehicles, side gated access, shingle boarder, surrounding wooden fences and shrubbery, palm tree and outside light.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £4,750
Moving Home: £9,750
Additional Property: £29,500