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LINKHOMES  
ESTATE AGENTS



Total Area: 88.5 m<sup>2</sup> ... 953 ft<sup>2</sup>

All measurements are approximate and for display purposes only



2 Hardy Road, Poole, Dorset, BH14 9HN  
Offers Over £475,000

**\*\* FULLY REFURBISHED THROUGHOUT \*\* COURTHILL CATCHMENT AREA \*\*** Link Homes Estate Agents are delighted to market for sale this immaculately-presented three bedroom detached house in the much-desired BH14 postcode. Benefitting from an array of standout features including an open-plan shaker-style kitchen/dining room with direct access onto the private rear garden, a separate snug with stunning original features, three good-sized bedrooms with bedrooms one and two offering bespoke fitted wardrobes, a stunning three-piece family bathroom suite, a downstairs cloakroom and a block-paved driveway for two vehicles.

Hardy Road is positioned centrally between the much-loved Ashley Cross and Ashley Road where you can find a range of bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Close by you can also find Bournemouth's award-winning sandy beaches. Bournemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo.

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 Hall

Smooth set ceiling, plaster cornice, ceiling light, double-glazed UPVC composite door to the front aspect, double-glazed UPVC frosted window to the front aspect, column radiator, stairs to the first floor, understairs storage, storage cupboard housing the consumer unit, power points and herringbone splash-proof laminate flooring.

### Living Room

Smooth set ceiling, plaster cornice, ceiling light, feature downlights, double-glazed UPVC bay window to the front aspect, column radiator, original feature fireplace with custom surround, power points, television point and carpeted flooring.

### Cloakroom

Downlights, double-glazed UPVC frosted window to the side aspect, toilet, wall-mounted sink with tiled splashback and tiled flooring.

### Kitchen/Dining Room

Smooth set ceiling, downlights and suspended lights over the breakfast bar, double-glazed UPVC windows to the side and rear aspect, double-glazed UPVC French doors to the rear aspect, soft-closing wall and base mounted units with Quartz worktops, five-point Neff gas hob with overhead extractor fan, integrated Neff oven, butler sink with drainer and mixer taps, integrated longline fridge/freezer, integrated dishwasher, integrated washing machine, power points with USB charging, herringbone tiled splashback, longline column radiator, column radiator, feature breakfast bar and herringbone splash-proof laminate flooring.

## First Floor

### Landing

Smooth set ceiling, plaster cornice, downlights, smoke alarm, loft access, double-glazed UPVC window to the side aspect, power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, bespoke floor-to-ceiling fitted dual wardrobes, column radiator, power points and carpeted flooring.



### Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, bespoke floor-to-ceiling fitted dual wardrobes, column radiator, power points and carpeted flooring.

### Bedroom Three

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

### Bathroom

Smooth set ceiling, downlights, wall lights, double-glazed UPVC frosted window to the rear aspect, panelled bath with overhead waterfall shower and glass shower screen, pedestal sink, toilet, column radiator with towel rail and mosaic tiled flooring.

## Outside

### Garden

Partial patio, partial laid-to-lawn, additional patio area, shed, surrounding shrubbery and wooden fences, feature sleepers, outside tap, outside lighting and double gated side-access.

### Driveway

Partial block-paved driveway for two vehicles, surrounding shrubbery, surround brick-built walls and wooden fences and feature sleepers.

## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: C  
Council Tax Band: C - Approximately £2,133.33 per annum  
Since ownership, this property has been fully re-wired, re-plumbed and offers a new fuse board and boiler.

### Stamp Duty

First Time Buyer: £8,750  
Moving Home: £13,750  
Additional Property: £37,500