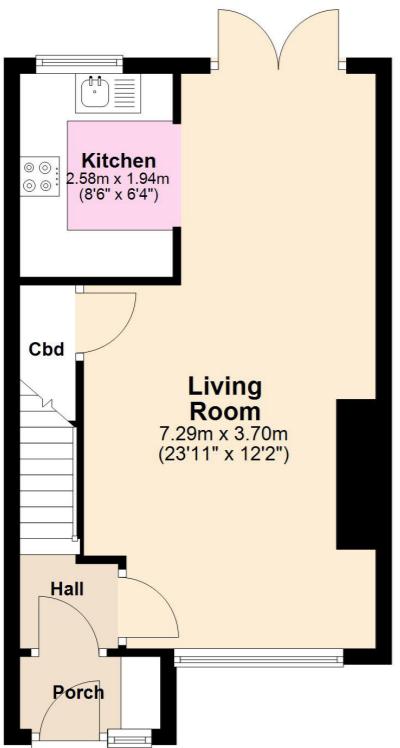
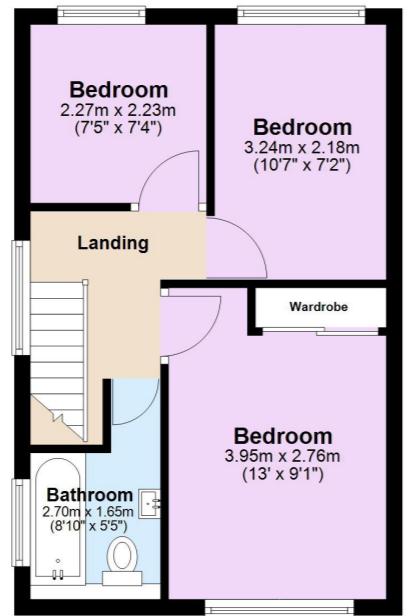




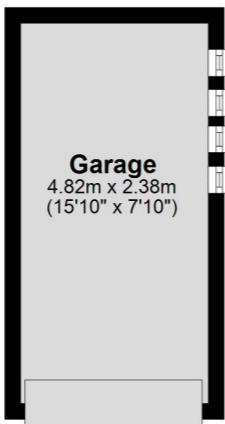
**Ground Floor**



**First Floor**



**Second Floor**



**Total area: approx. 79.0 sq. metres (850.7 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 missatement. 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.

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**6 Ebor Road, Poole, Dorset, BH12 2JS**  
**Guide Price £340,000**

**\*\* SIMPLY STUNNING \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to offer for sale this beautifully-presented three bedroom semi-detached house situated in the much-desired and residential BH12 postcode. Benefitting from an array of fine features including three bedrooms with bedroom one offering fitted wardrobes, a modern kitchen with integrated appliances, an open-plan living room/dining room with direct access onto the low maintenance private rear garden, a stylish three-piece family bathroom suite, ample storage throughout and a single garage. This is a must-view to appreciate the specification and accommodation this family home has to offer!

Ebor Road is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and its array of independent bars and restaurants. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Next Home and the Everlast gym is also on site. Ebor Road is also located under 2 miles away from Tower Park which offers Tesco Supermarket, Cineworld, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone train stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. 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 Porch

UPVC ceiling, wall light, UPVC single door to the front aspect, space for a washing machine, space for an under-counter fridge, power points, radiator, wall-mounted cupboards and carpeted flooring.

### Hallway

Smooth set ceiling, downlights, wooden door to the front aspect, stairs to the first floor, thermostat, the consumer unit, and laminate flooring.

### Living Room/Dining Room

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC windows to the front aspect, double-glazed UPVC French doors to the rear aspect, electric feature fireplace, longline radiator, radiator, storage cupboard, power points and laminate flooring.

### Kitchen

Smooth set ceiling, downlights, double-glazed UPVC window to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, composite sink with drainer, four-point induction hob with glass splashback and integrated oven, power points and laminate flooring.



## FIRST FLOOR

### Landing

Smooth set ceiling, ceiling light, loft hatch (fitted ladder, combination boiler and partially boarded), double-glazed UPVC window to the side aspect, radiator, power points and carpeted flooring.

### Bedroom One

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



### Bedroom Two

Ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

### Bedroom Three

Ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, double-glazed UPVC frosted window to the side aspect, tiled bath with waterfall shower and additional shower head, toilet, wall-mounted sink with under storage, wall-mounted, heated towel rail, fitted storage cupboards and tiled flooring.

## OUTSIDE

### Rear Garden

Partial decking, partial laid to lawn, partial bark area, surrounding wooden fences, outside light, external power points, an outside tap and side gated access.

### Front

Partial patio, partial shingle, outside light, side gated access and surrounding wooden fences.

### Agents Notes

#### Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C - Approximately £2,004.38 per annum.

The property benefits from a single garage.

#### Stamp Duty

First Time Buyer: £2,000

Moving Home: £7,000

Additional Property: £24,000