



LINKHOMES
ESTATE AGENTS

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Total area: approx. 99.5 sq. metres (1070.6 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 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.



53 Uppleby Road, Poole, Dorset, BH12 3DB
Guide Price £375,000

**** PERFECT FAMILY HOME ** LOW MAINTENANCE GARDEN **** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached house situated in the sought-after and residential area of Parkstone. Benefitting from an array of fine features including three good-sized bedrooms, a modern kitchen with a breakfast bar with room for bar stools and direct access onto the charming low-maintenance garden, a separate living room with a bay window to the front aspect, a separate dining room with fitted units, a three-piece family bathroom suite on the first floor, a downstairs WC and a tarmacked driveway with parking for two vehicles! This is a must-view to appreciate the charming accommodation on offer!

Uppleby Road sits in the heart of the much-desired and residential area of Parkstone. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots and Everlast gym is also on site. Ashley Road is also within walking distance and benefits from a variety of other useful amenities such as banks, cafes, fast food restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and just 1.3 miles away is Parkstone & Branksome train stations. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away.

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.





Entrance Porch

Ceiling light, UPVC double glazed frosted front door to the front aspect and tiled flooring.

Entrance Hallway

Ceiling lights, smoke alarm, picture rails, thermostat, radiator, cupboard with the consumer unit enclosed, understairs storage, additional storage cupboard with space for a tumble dryer, power points and laminate flooring.

Living Room

Smooth set ceiling, ceiling light, picture rails, UPVC double glazed bay window to the front aspect, feature mantel, electric fireplace, power points, radiator, television point and carpeted flooring.

Dining Room

Smooth set ceiling, ceiling light, picture rails, UPVC double glazed window to the rear aspect, fitted storage and shelving, power points, radiator and original floorboards.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the side aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, space for a washing machine, sink with drainer, four point electric hob with stainless steel extractor fan, double integrated oven, cupboard with the boiler enclosed, tiled splash back, radiator, breakfast bar with space for bar stools and laminate flooring.

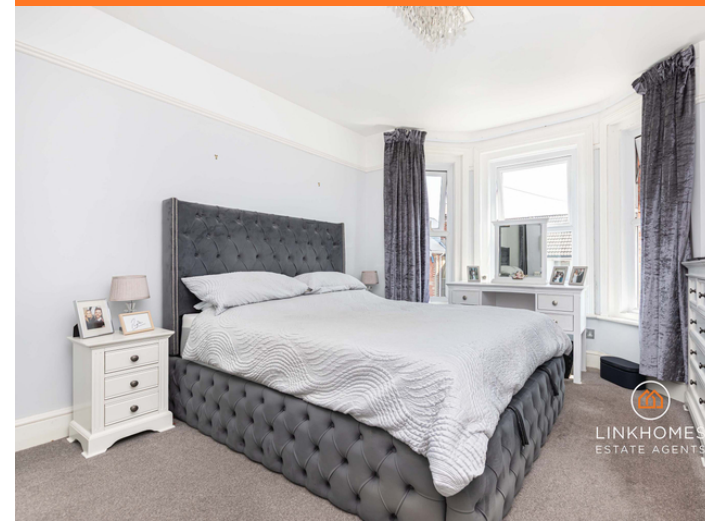
Downstairs W/C

Smooth set ceiling, ceiling light, extractor fan, toilet, wall mounted sink with storage, tiled walls and vinyl flooring.

First Floor

Landing

Ceiling light, smoke alarm, picture rails, wooden balustrades, cupboard with the cylinder and shelving enclosed and carpeted flooring.



Bedroom One

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

Bedroom Two

Smooth set ceiling, ceiling light, picture rails, UPVC double glazed window to the rear aspect, fitted wardrobe, radiator, power points 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

Ceiling light, extractor fan, loft hatch (partially boarded), UPVC double glazed frosted window to the front aspect, panelled bath with overhead shower and glass shower screen, wall mounted sink with storage, toilet, radiator, towel rail, tiled walls and vinyl flooring.

Outside

Garden

Laid to artificial lawn with patio area, surrounding wooden fences and shrubbery, brick-built walls, two sheds and an outside tap.

Driveway

Tarmacked driveway with space for multiple vehicles, wooden fences and shingle area.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £3,750
Moving Home: £8,750
Additional Property: £27,500