



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.



Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



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ESTATE AGENTS



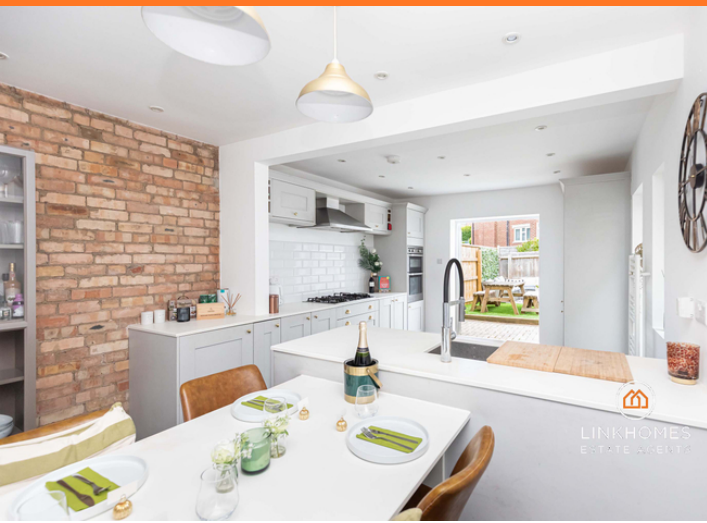
## 321 Bournemouth Road, Poole, Dorset, BH14 9AL

### Guide Price £375,000

**\*\* NO FORWARD CHAIN \*\* CHARMING FOUR BEDROOM TERRACED HOUSE \*\* PRIVATE REAR GARDEN \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom terraced period property situated in the BH14 postcode. Bursting at the seams with charm and benefitting from an array of fine features including an open-plan Shaker-style kitchen/dining room with direct access onto the Westerly-facing private rear garden, three double bedrooms with bedroom one offering a timeless three-piece en-suite and two fitted wardrobes, a living room/dining room with gorgeous bay windows to the front aspect and a feature fireplace, a three-piece bathroom suite on the first floor with a separate WC. Spanning almost 1,200 square feet of living accommodation, this is a must-view to appreciate the wealth of character this home has to offer!

Bournemouth Road is located in Lower Parkstone, and positioned centrally between the much-loved Ashley Cross, Penn Hill 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. Local schools and nurseries include the desirable Courthill Infant School which is just 0.2 miles away, Little Stars Nursery which is 0.4 miles away and Badon Powell Middle School. 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 in approximately two hours.





## Ground Floor

### Entrance Hallway

Ornate coved and smooth set ceiling, downlights, consumer unit, UPVC double glazed frosted single door to the front aspect, radiator, stairs to the first floor, power points and laminate flooring.

### Living Room

Ornate coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, feature fireplace with log burner and brick surround, power points and laminate flooring.

### Dining Room

Smooth set ceiling, suspended ceiling lights, UPVC double glazed window to the rear aspect, radiator, power points, exposed brick and hard flooring.

### Open Plan Kitchen/Diner

Smooth set ceiling, smoke alarm, downlights, suspended lights, UPVC double glazed French doors to the rear aspect, UPVC double glazed frosted window to the side aspect, UPVC double glazed window to the side aspect, wall and base fitted units, cupboard with the boiler enclosed, integrated longline fridge/freezer, space for a washing machine, integrated dishwasher, stainless steel sink with drainer, five point gas hob with integrated double oven, stainless steel extractor fan, tiled splash back, radiator, fitted table, quartz worktops, feature exposed brick and laminate flooring.

## Ground Floor

### Landing

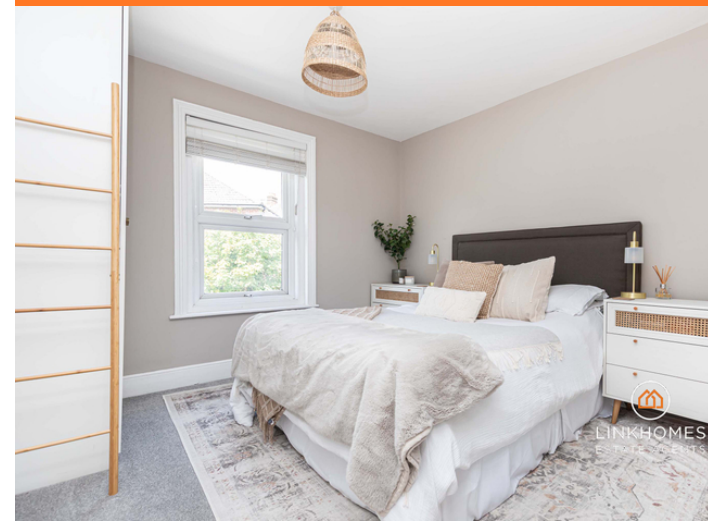
Smooth set ceiling, downlights, smoke alarm, loft hatch, radiator, wooden balustrades, power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, two fitted wardrobes, radiator, power points, en-suite and carpeted flooring.

### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, enclosed shower, pedestal sink, toilet, tiled splash back, stainless steel heated towel rail and tiled flooring.



### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four/Dressing Room

Ceiling light, UPVC double glazed window to the front aspect, power points, fitted rail and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, free standing bath, enclosed shower, pedestal sink, feature column radiator, extractor fan and tiled flooring.

### Separate W/C

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink, part tiled walls, bidet and tiled flooring.

## Outside

### Garden

Partial laid to artificial lawn, partial patio and blocked paved areas, surrounding wooden fences, rear gated access, outside light and an outside tap.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £3,250  
Moving Home: £8,250  
Additional Property: £26,500