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**9 Elizabeth Road, Poole, Dorset, BH15 2DJ**  
**Guide Price £400,000**

**\*\* SITUATED IN THE HEART OF HECKFORD PARK \*\*** IMMACULATELY PRESENTED AND OFFERED WITH NO FORWARD CHAIN \*\* Link Homes Estate Agents are pleased to present for sale this three bedroom, three bathroom, end-terraced family home situated in the BH15 postcode. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a three-piece en-suite, fitted wardrobes and drawers, a separate kitchen with direct access onto the private rear garden, a cosy snug lounge with an exposed-brick gas feature fireplace, a three-piece family bathroom suite, a separate family room, a downstairs shower room, a utility room with space for appliances and off-road parking for multiple vehicles! A must-view to appreciate the accommodation and location on offer!

Located just moments from Poole Hospital, this is the perfect opportunity for Doctors or Nurses. Also close by is Poole Bus Station, The Lighthouse (Poole's centre for the arts), The High Street, Poole Park, The Quay and Baiter Park which are very few of many attractions within walking distance from the property. Local schools and nurseries include Longfleet Primary School, Poole High School, Cuddles Day Nursery and Top Day's Nurseries. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. The Train Station also close by connects to the direct line taking you to London Waterloo.... 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

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

### Entrance Hallway

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, cupboard with the consumer unit enclosed, radiator, staircase to the first floor, understairs storage, thermostat and carpeted flooring.

### Living Room

Coved ceiling, wall light, UPVC double glazed triple aspect windows to the front and side, bespoke fitted shutters, radiator, exposed brick gas fireplace, power points, television point and carpeted flooring.

### Family Room

Coved ceiling, ceiling light, wall lights, radiator, power points, television point and carpeted flooring.

### Kitchen

Coved ceiling, downlights, UPVC double glazed sliding doors to the rear aspect, dual aspect UPVC double glazed windows to the rear and side, wall and base fitted units, one and a half bowl butler sink, tiled splash back, four-point electric hob with overhead extractor fan, integrated 'Neff' double oven, space for a longline fridge/freezer, space for a dishwasher, power points, television point, radiator and tiled flooring.

### Utility Room

Coved ceiling, ceiling light, carbon monoxide alarm, UPVC double glazed frosted single door to the rear aspect, part tiled walls, radiator, boiler, alarm system, wall mounted cupboard, space for a washing machine and tiled flooring.

### Downstairs Shower Room

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect with bespoke fitted shutters, radiator, double shower, wall mounted sink with under storage, tiled walls, toilet and tiled flooring.

## First Floor

### Landing

Coved ceiling, ceiling light, smoke alarm, loft hatch (partially boarded with lighting) UPVC double glazed window to the side aspect with bespoke fitted shutters, radiator, power points, airing cupboard with the cylinder and shelving enclosed and carpeted flooring.



### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, built-in wardrobes and drawers, radiator, television point, power points, en-suite shower room and carpeted flooring.

### En-Suite Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, tiled walls, corner bath, toilet, wall mounted sink with under storage, radiator and tiled flooring.

### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, fitted triple wardrobes and drawers, power points, television point, internet point, radiator and carpeted flooring.

### Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, fitted triple wardrobe and drawers, radiator, power points, television point, radiator and carpeted flooring.

### Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, tiled walls, panelled bath, pedestal sink, toilet, radiator and tiled flooring.

## Outside

### Garden

Surrounding wooden fences, patio area, lawn area, a tree, raised flower beds, side and rear gated access, a shed, outside tap, outside light and an outside power point.

### Driveway

Concrete driveway with space for two vehicles and space for five vehicles to the rear of the property, surrounding brick wall, outside light and an outside power point.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B - Approximately £1,753.85 per annum.

### Stamp Duty

First Time Buyer: £5,000  
Moving Home: £10,000  
Additional Property: £30,000