



LINKHOMES  
ESTATE AGENTS

Link Homes

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36 Alverton Avenue, Poole, Dorset, BH15 2QG  
Guide Price £525,000

**\*\* NO FORWARD CHAIN \*\* CUL-DE-SAC LOCATION \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom detached chalet bungalow situated in the heart of Poole. This ideal refurbishment project benefits from an array of standout features including four good-sized bedrooms with bedroom one offering triple built-in wardrobes and a four-piece en-suite, over 1500 square feet of living accommodation, a separate kitchen with space for a dining table, a cosy snug lounge with direct access onto the private rear garden, a utility room, a three-piece family bathroom, a single garage with power and lighting and off-road parking for multiple vehicles. This is a must-see to appreciate the location and wealth of space on offer!

Alverton Avenue is located next to the popular Poole Park which is surrounded by many other local attractions and amenities such as Poole Hospital, Ashley Cross, Poole Shopping Centre, The Bus station, Baiter Park and The Quay which are all within short walking distance from the property. A short drive away is Bournemouth Town Centre and it's award-winning sandy beaches that go with it. Parkstone Train Station is just 0.6 miles from the property with connections 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 Hall

Coved ceiling, ceiling lights, smoke alarm, thermostat, wooden front door to the side aspect, cupboard housing the consumer unit, radiator, understairs storage housing the water cylinder, power points, stairs to the first floor and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed windows to the front aspect, triple built-in wardrobes with mirror front, power points, internet point, television point and carpeted flooring.

### En-Suite

Coved ceiling, down lights, wall-mounted Dimplex heater, double-glazed frosted window to the side aspect, tiled bath, shower with shower curtain, toilet, pedestal sink, radiator, wall-mounted mirror, wall-mounted light, partially-tiled, towel rail and lino flooring.

### Bedroom Two

Coved ceiling, ceiling light, double-glazed windows to the front aspect, power points, television point, radiator and carpeted flooring.

### Living Room

Coved ceiling, ceiling light, double-glazed sliding doors to the rear aspect, television point, radiator, power points, 5kw electric feature fireplace and carpeted flooring.

### Kitchen

Coved ceiling, ceiling lights, double-glazed windows to the rear aspect, double-glazed wooden door to the side aspect, carbon monoxide alarm, telephone point, power points, wall and base mounted units, integrated oven, integrated Neff dishwasher, integrated undercounter fridge, space for a free-standing fridge/freezer, tiled splashback, stainless steel sink with drainer, four-point hob, stainless steel overhead extractor fan, radiator and laminate flooring.

### Utility Room

Coved ceiling, ceiling lights, double-glazed window to the side aspect, base mounted units, stainless steel sink with drainer, space for a washing machine, tiled splashback, GlowWorm boiler, power points and laminate flooring.

### Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, double-glazed frosted window to the side aspect, fully-tiled, panelled bath, pedestal sink, toilet, wall-mounted heater, wall-mounted storage with mirrored front, towel rails, radiator and tiled flooring.



## First Floor

### Landing

Smooth set ceiling, down lights, smoke alarm, double-glazed Velux-style window to the side aspect and carpeted flooring.

### Hallway/Office

Smooth set ceiling, smoke alarm, wall lights, double-glazed Velux-style windows to the side aspect, double-glazed windows to the rear aspect, eaves storage, power points, television point, radiator and carpeted flooring.

### Bedroom Three

Smooth set ceiling, down lights, double-glazed windows to the front aspect, smoke alarm, radiator, power points and carpeted flooring.

### Bedroom Four

Smooth set ceiling, ceiling lights, loft access, double-glazed Velux-style window to the side aspect, power points, radiator and carpeted flooring.

## Outside

### Garden

Partial laid-to-lawn, partial block-paved, surrounding wooden fences, surrounding shrubbery, shed, shingle area, outside lights, outside tap, a vegetable patch, single garage with power and lighting and an up and over door and side access to the driveway.

### Driveway

Block-paved driveway for multiple vehicles, shingle boarder, surround shrubbery and wooden fences and an outside light.

## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: D  
Council Tax Band: D - Approximately £2,147.75

### Stamp Duty

First Time Buyer: £5,000  
Moving Home: £13,750  
Additional Property: £29,500

