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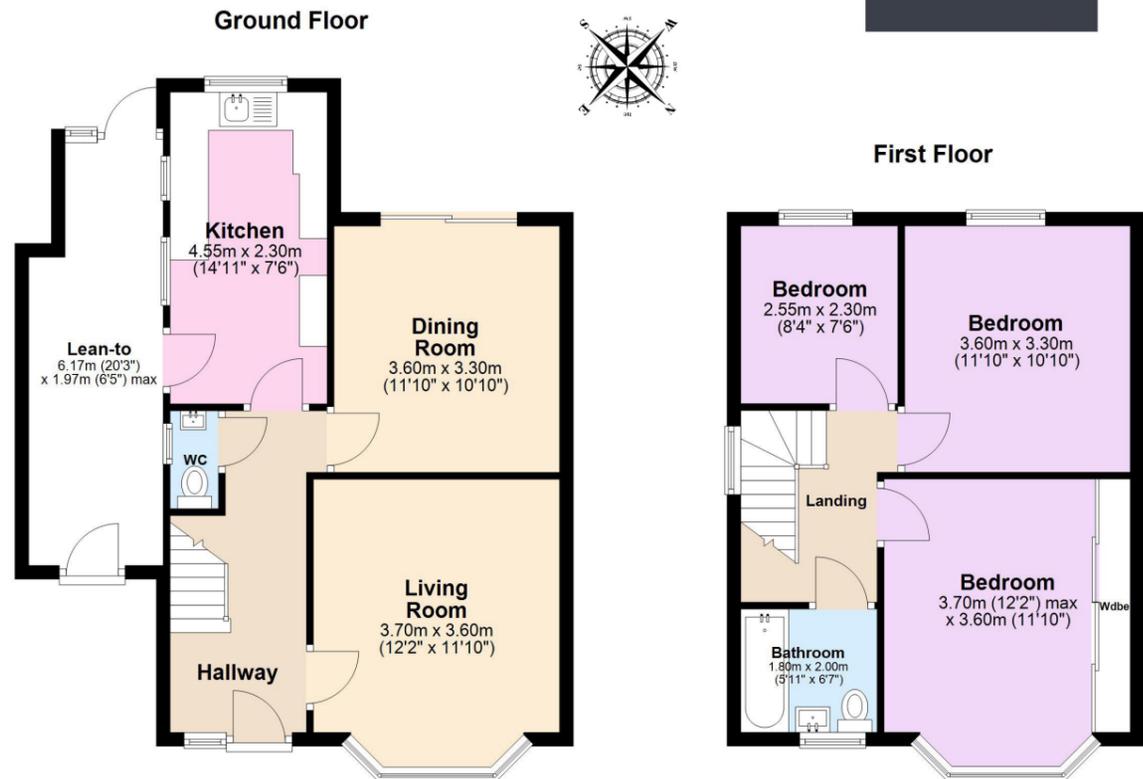
LINKHOMES
 ESTATE AGENTS



33 Farcroft Road, Poole, Dorset, BH12 3BQ
Guide Price £400,000

****SOUTH-WESTERLY FACING GARDEN**** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom detached house situated in the sought-after and residential area of Parkstone. Boasting an array of fine features including three bedrooms, with bedroom one benefitting built-in wardrobes and a feature bay window, separate living room with original fireplace, dining room with direct access onto the South-Westerly facing private garden, modern kitchen with space for appliances, a three-piece family bathroom suite on the first floor, downstairs W/C and a driveway with parking for multiple vehicles! This property is a must view to appreciate the accommodation on offer.

Farcroft 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 a mile away is Parkstone & Branksome train stations. Poole's award winning sandy beaches are also only a short drive away.



Total area: approx. 104.8 sq metres (1128 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.

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 Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed front door, radiator, power points, understairs storage cupboard with consumer unit enclosed, thermostat and vinyl Amtico flooring.

Living Room

Coved and smooth set ceiling, ceiling light, wall lights, radiator, original fireplace, UPVC double glazed window to the front aspect, power points, television point and vinyl Amtico flooring.



Dining Room

Coved and smooth set ceiling, ceiling light, radiator, aluminium double glazed sliding doors to the rear aspect, power points and laminate flooring.

Kitchen

Ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted window and door to the side aspect, wall and base fitted units, tiled splash back, 'Baxi' combination boiler, space for a longline fridge/freezer, space for a washing machine, space for a dishwasher, breakfast bar, free standing oven with overhead extractor fan, butler sink with drainer, power points and vinyl flooring.

Lean-To

PVC roof, gate to the front aspect, wooden door to the rear aspect, UPVC double glazed window to the rear aspect and artificial lawn flooring.

Landing

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, wooden balustrades and vinyl Amtico flooring.

First floor

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, power points, fitted wardrobe with sliding doors, mirrored front and carpeted flooring.



Bedroom Two

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

Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.

Bathroom

Ceiling light, loft hatch (light enclosed), UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink with storage, stainless steel heated towel rail, part tiled walls, feature panelling, panelled bath with overhead shower and tiled flooring.

Garden

Tiered garden with patio area, shingle area and lawn area, outside tap, outside light, surrounding shrubbery, trees, raised sleepers, side gated access and three wooden sheds.

Driveway

Concrete driveway with parking for multiple vehicles, outside light, a tree, shrubbery, side gated access and a brick wall.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,133.33 per annum.

Stamp Duty

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

