



LINKHOMES
ESTATE AGENTS

Link Homes
Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



Total Area: 84.8 m² ... 913 ft²
All measurements are approximate and for display purposes only



72 Upton Heath Estate, Poole, Dorset, BH16 5HL
Guide Price £250,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this three bedroom end terraced house, in need of refurbishment, situated in the BH16 postcode. Benefitting from an array of standout features including a good-sized kitchen with feature breakfast bar, a separate living room with direct access onto the private garden including a secure allocating parking space, three double bedrooms with bedrooms one and three offering built-in storage and a three piece family bathroom.

Upton offers a range of different attractions such as the Cobbs Quay Marina, Lytchett Bay, Upton Country Park and Haven Rockley Park. There are a variety of schools locally which include Upton Infant School, Upton Junior School and Ladybirds Playschool along with a range of shops, bus routes and other useful amenities. Approximately just 1.5 miles away is the Hamworthy train station that connects the main line train route to London Waterloo. The ever-popular Poole Quay is also 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.





Ground Floor

Entrance Hall

Coved ceiling, ceiling light, double-glazed UPVC composite door to the front aspect, double-glazed UPVC frosted window to the front aspect, storage cupboard housing the consumer unit, power points, radiator, thermostat and laminate flooring.

Kitchen

Coved ceiling, ceiling light, double-glazed UPVC window to the front aspect, single-glazed UPVC window to the living room, wall and base mounted units, tiled splashback, four-point gas hob with overhead stainless steel extractor fan, integrated Neff oven, space for a washing machine, space for a tumble-dryer, space for a slimline dishwasher, space for a longline fridge/freezer, one and half bowl stainless steel sink, power points, breakfast bar, pantry, radiator and tiled flooring.



Living Room

Coved ceiling, ceiling lights, double-glazed UPVC windows to the rear aspect, double-glazed UPVC single door to the rear porch, wall-mounted heater, radiators, power points, electric feature fireplace, television point, understairs storage cupboard and carpeted flooring.



First Floor

Landing

Coved ceiling, ceiling light, loft access, smoke alarm, storage cupboard housing the combi-boiler, airing cupboard, power points and carpeted flooring.

Bedroom One

Ceiling light, double-glazed UPVC window to the rear aspect, built-in wardrobes, radiator, power points and carpeted flooring.



Bedroom Two

Ceiling light, double-glazed UPVC window to the rear aspect, radiator, built-in storage, power points and carpeted flooring.

Bedroom Three

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



Bathroom

Coved ceiling, ceiling light, double-glazed UPVC frosted window to the front aspect, double shower with glass shower screen, wall-mounted sink with under-storage, toilet, radiator and tiled flooring.

Outside

Rear Garden

Rear porch leading to a patio area, wooden double gates to concrete parking space, surround wooden fences and brick-built walls, raised sleepers, shed and outside lights.

Front Garden

Concrete path, shingle area, surrounding wooden fences and surrounding shrubbery, wooden gates and sleepers.



Useful Information

Agent's Notes

Tenure: Freehold

EPC: C

Council Tax Band: B - Approximately £1,670.48 per annum

Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £7,500

