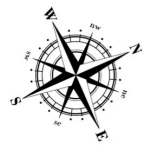


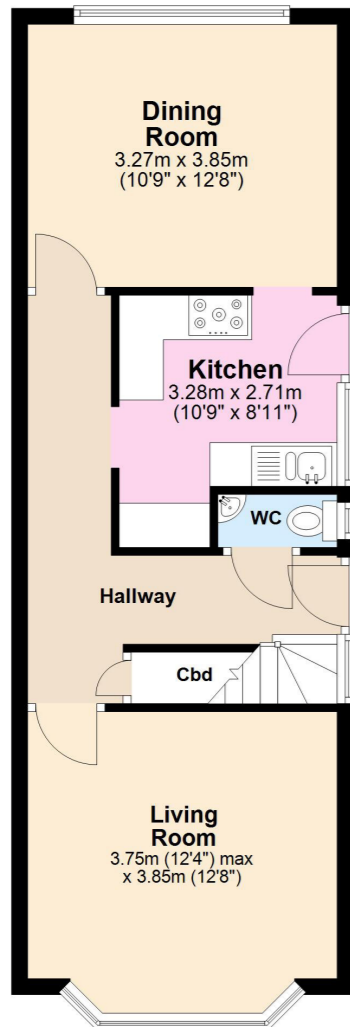


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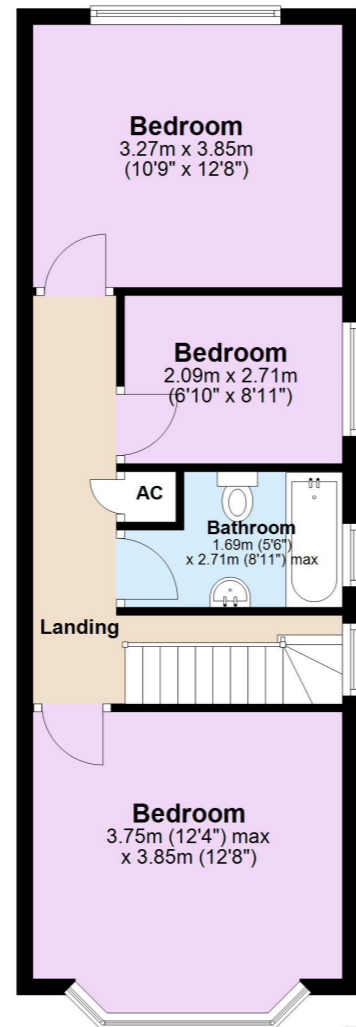
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Ground Floor



First Floor



Total area: approx. 92.4 sq. metres (994.3 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.



18 Abbott Road, Bournemouth, Dorset, BH9 1HA
Guide Price £300,000

**** NO FORWARD CHAIN ** **CHARACTER PROPERTY**** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached house in the heart of BH9. Benefitting from an array of standout features including three good-sized bedrooms, feature bay windows to both the living room and bedroom one, a separate kitchen with space for appliances, two reception rooms with fireplaces, a three-piece family bathroom suite, a downstairs W.C, ample storage through-out and a low maintenance private rear garden. This is a must-view to appreciate the accommodation on offer!

Abbott Road is situated in the BH9 postcode with both Winton and Moordown High Street within walking distance which offers a variety of amenities including Co-Op, The Post Office, Sainsbury's and other independent businesses. Bournemouth Town Centre and Castlepoint are a short drive away offering a range of shops and other useful amenities. Local schools include Moordown St John's Primary School, Queens Park Academy and Winton Primary School. The Bournemouth Wessex Way is under a 10 minute drive away offering direct access onto the M27. Bournemouth Train Station is 1.9 miles away, offering direct access to Poole, Southampton and London Waterloo.

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

Downlights, front door to the side aspect, single glazed wooden framed window to the side aspect, radiator, understairs storage cupboard with the consumer unit enclosed, power points, thermostat and floorboard flooring.

Living Room

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

Dining Room

Ceiling light, UPVC double glazed window to the rear aspect, 'Glow-worm' boiler, power points, radiator, fireplace and floorboard flooring.

Kitchen

Smooth set ceiling, ceiling light, single door to the side aspect, wooden framed single glazed frosted window to the side aspect, wall and base fitted units, one and a half bowl stainless steel sink with drainer, four-point gas hob with integrated oven, power points, space for a washing machine and vinyl flooring.

Downstairs W/C

Ceiling light, UPVC double glaze window to the side aspect, toilet, power points, sink and vinyl flooring.

First Floor

Landing

Downlights, loft hatch, UPVC double glazed frosted window to the side aspect, radiator, airing cupboard with the hot water tank enclosed, power points and carpeted flooring.

Bedroom One

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



Bedroom Two

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

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, panelled bath with shower head, toilet, sink, stainless steel heated towel rail, wall mounted vanity with mirrored front and vinyl flooring.

Outside

Garden

Westerly facing, mainly laid to lawn, a tree, patio area, flower beds, side gated access, surrounding wooden fences and a shed.

Front of the Property

Laid to patio, surrounding brick walls, side access to the rear and a gate.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £0
Moving Home: £5,000
Additional Property: £20,000