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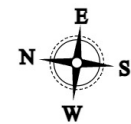
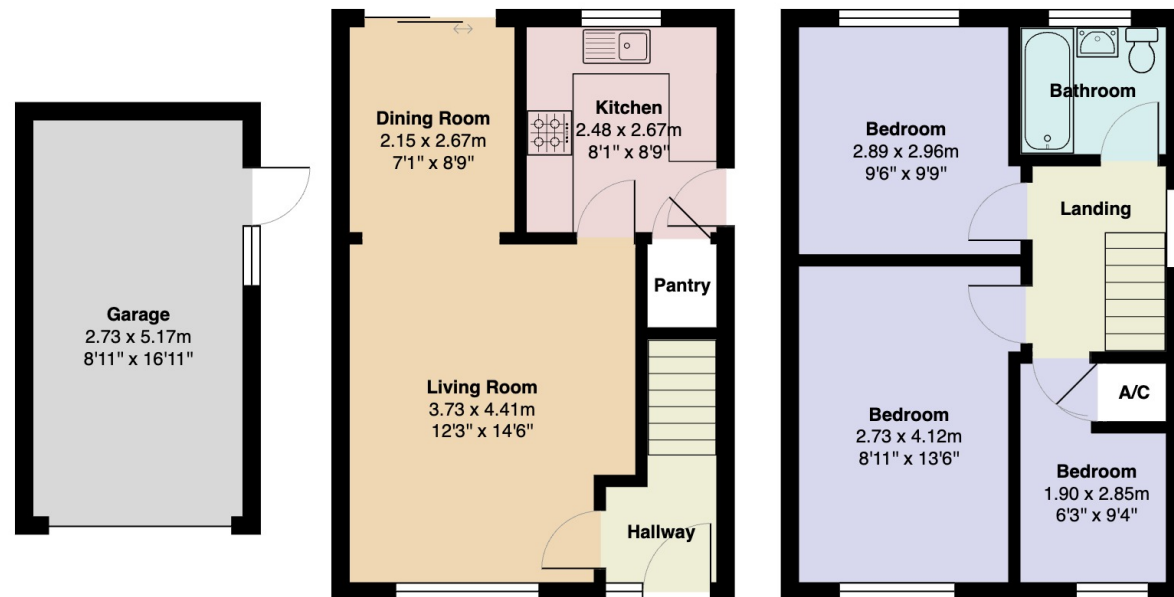
LINKHOMES  
ESTATE AGENTS



**86 Godmanston Close, Poole, Dorset, BH17 8BU**  
**Guide Price £340,000**

**\*\* NO FORWARD CHAIN \*\* SINGLE GARAGE \*\* FULLY OWNED SOLAR PANELS \*\* EPC RATING B**  
\*\* Link Homes Estate Agents are delighted to present for sale this three bedroom detached family home in the BH17 postcode. Recently refurbished and benefitting from an array of standout features including three good-sized bedrooms, an open-plan living room/dining room with direct access onto the private rear garden, a separate kitchen with integrated appliances and a pantry, a modern three-piece bathroom, a single garage with a pitched roof and off-road parking for multiple vehicles!

Canford Heath offers some great local amenities, some of which includes Supermarkets such as Asda & Iceland Foods, The Post office, multiple bus routes, local pubs and the Canford Heath Nature Reserve which is perfect for dog walking. Godmanston Close is situated in a great location for the schools, some of these include Canford Heath Junior, Magna Academy and both grammar schools are also close by. The popular Broadstone high street is just 2.4 miles away and will take you approximately 7 minutes to get to by car. Poole/ Bournemouth Town centres are only a short drive away. A truly brilliant location.



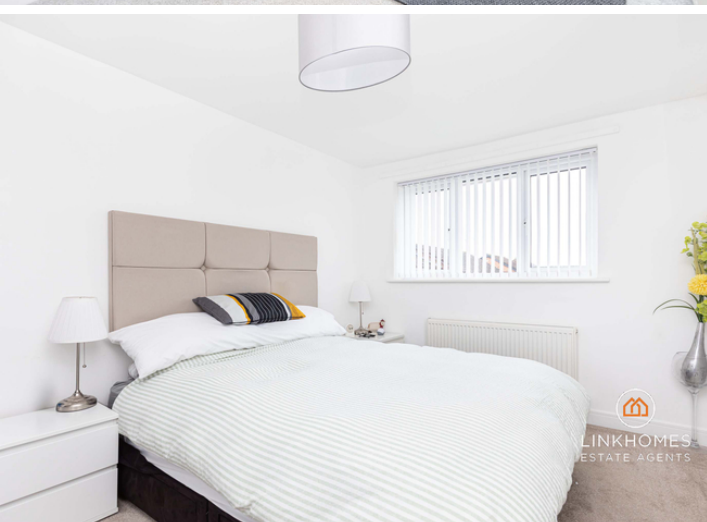
Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



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, UPVC double glazed door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, stairs to the first floor, built-in coconut matt and carpeted flooring.

### Open Plan Living Room/Dining Room

Coved and smooth set ceiling, ceiling lights, smoke alarm, UPVC double glazed window to the front aspect, UPVC double glazed sliding doors to the rear aspect, two radiators, 'NEST' wall thermostat, power points, television point, built-in coconut matt and carpeted flooring.

### Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the side aspect, wall and base fitted units, integrated longline fridge/freezer, free standing four point gas cooker with under oven and overhead stainless steel extractor fan, integrated washing machine, integrated dishwasher, integrated microwave, stainless steel sink with drainer, feature under counter lighting, glass splash back, power points with USB charging, a pantry cupboard with the consumer unit enclosed, additional cupboard with the boiler enclosed and laminate flooring.

## First Floor

### Landing

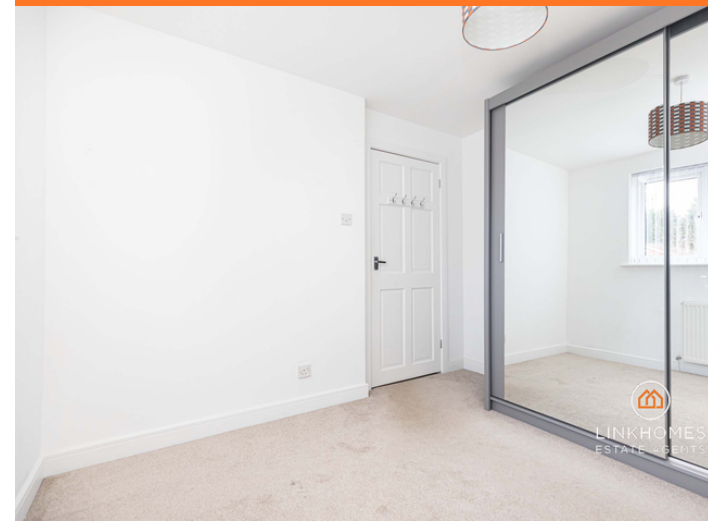
Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, loft hatch (with a light), power points, wooden balustrade and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

### Bedroom Two

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



### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, airing cupboard with the water cylinder enclosed and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower and glass shower screen, toilet, part tiled walls, wall mounted sink with under storage, stainless steel heated towel rail, additional towel rail and laminate flooring.

## Outside

### Garden

Laid to lawn with patio area, surrounding wooden fences, feature sleeper boarder and surrounding shrubbery.

### Garage

Up and over door with a pitched roof, concrete flooring, power and lighting.

### Driveway

Laid to lawn, patio pathway, side gated access, outside tap, shingle boarder, tamacked and shingle driveway with space for multiple vehicles.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: C - Approximately £2,004.38 per annum.  
Solar Panels - Owned outright by the current owner and will be included with the property.

### Stamp Duty

First Time Buyer: £2,000  
Moving Home: £7,000  
Additional Property: £24,000