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LINKHOMES
ESTATE AGENTS



Total Area: 93.0 m² ... 1001 ft²
All measurements are approximate and for display purposes only



1 Hastings Road, Poole, Dorset, BH17 7JD
Offers Over £300,000

**** NO FORWARD CHAIN **** Link Homes Estate Agents are delighted to present for sale this three bedroom end-terraced house in the popular BH17 postcode. Benefitting from an array of standout features including three good-sized bedrooms, a bright and airy living room, a separate kitchen, a utility room with space for appliances, a good-sized conservatory leading onto garden, a three-piece bathroom suite, a downstairs WC and a block-paved driveway for two vehicles offering EV charging! This is a must-view to appreciate the accommodation and location on offer!

Hastings Road is situated in the residential area of BH17 within walking distance to Broadstone High Street where you can find local pubs, M&S food hall, Tesco Express, Boots, restaurants & bars, The Junction Sports & Leisure Centre and Broadstone Golf Club. Pocket Park is 0.6 miles away from the property and a short walk further you can find Broadstone Recreation Ground & the popular Castleman Trail. Local schools & nurseries include Happy Days Nursery & Preschool, Cabot Lane Day Nursery, Hillbourne Primary School, Parkstone Grammar and Poole Grammar. Tesco Extra, David Lloyd, Lidl, Starbucks and Wessex Gate Retail Park are only a short drive away from the property. Poole Train and Bus Station are approximately 3 miles away with direct routes to Bournemouth and London.

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

Ceiling light, thermostat, radiator, staircase to the first floor, double glazed wooden front door with frosted glass to the front aspect, power points, under stairs storage and carpeted flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed windows to the front aspect, UPVC double glazed sliding doors to the rear aspect leading onto the conservatory, radiator, power points, internet point, television point, feature fireplace (with open flue) and laminate flooring.

Conservatory

Triple aspect UPVC double glazed windows and frosted windows to the side and rear aspects, UPVC double glazed French doors to the side aspect opening onto the patio area, radiator, power points and carpeted flooring.

Kitchen

Ceiling light, UPVC double glazed window to the side aspect, wall and base fitted units, double integrated oven, combination boiler, four-point gas hob with stainless steel overhead extractor fan, stainless steel sink with two drainers, power points, tiled splash back, space for a longline fridge/freezer, radiator, consumer unit, a cupboard with the meters enclosed and laminate flooring.

Utility Room

Wooden ceiling, ceiling light, space for a washing machine, space for a dishwasher, power points, wooden single glazed window to the rear aspect and tiled flooring.

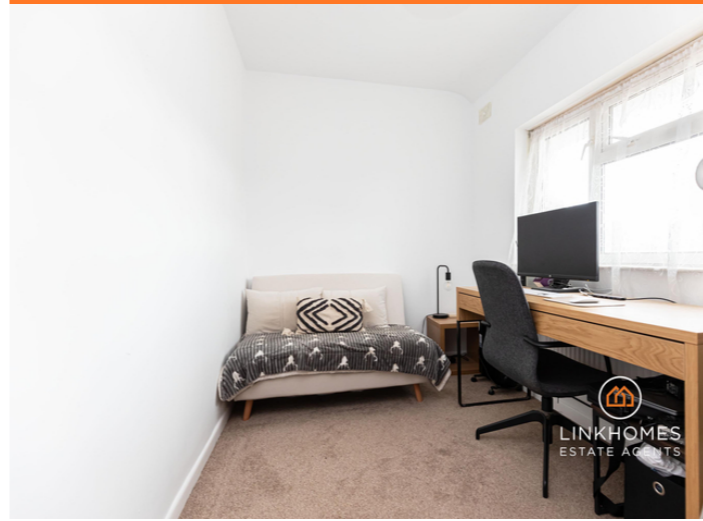
Cloakroom

Smooth set ceiling, spotlights, UPVC double glazed frosted window to the rear aspect, part tiled walls, toilet, and tiled flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, loft hatch (fitted ladder) radiator, power points and original floorboard flooring.



Bedroom One

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

Bathroom

Downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower, part tiled walls, toilet, pedestal sink, wall mounted vanity unit with mirrored front, stainless steel heated towel rail and vinyl flooring.

Outside

Garden

Mainly laid to lawn, patio areas, side gated access, surrounding wooden fences, surrounding brick walls and outside storage.

Driveway

Blocked paved driveway with space for two vehicles, EV charging point, patio area, outside tap, surrounding wooden fences and brick walls.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £1,909.11 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £2,500
Additional Property: £11,500

