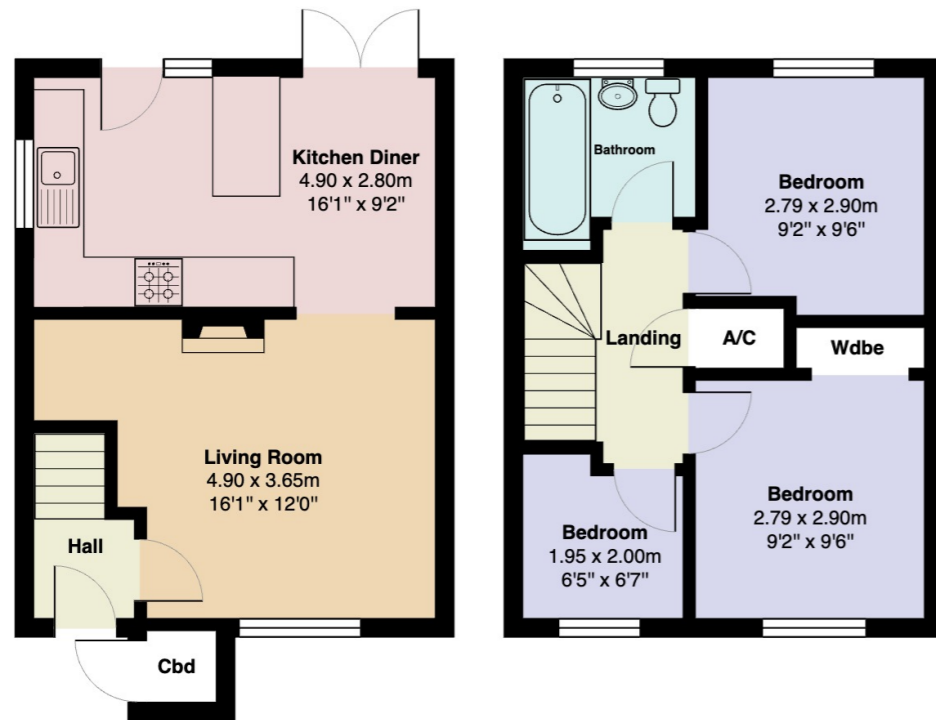




LINKHOMES
ESTATE AGENTS

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01202 612626



Total Area: 65.6 m² ... 707 ft²

All measurements are approximate and for display purposes only



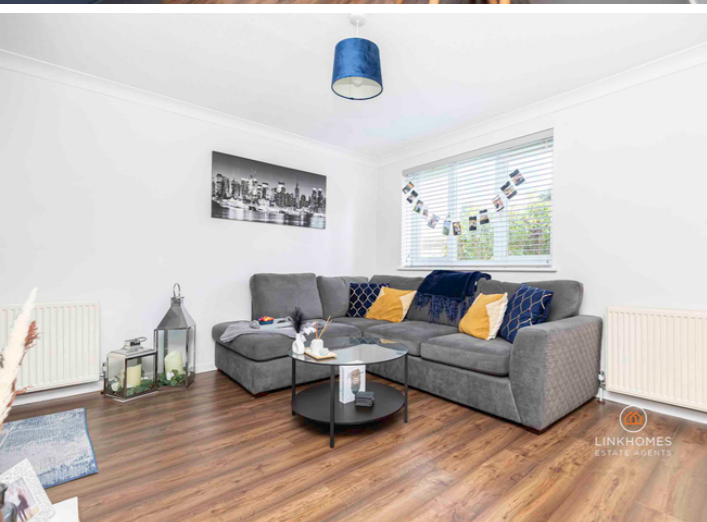
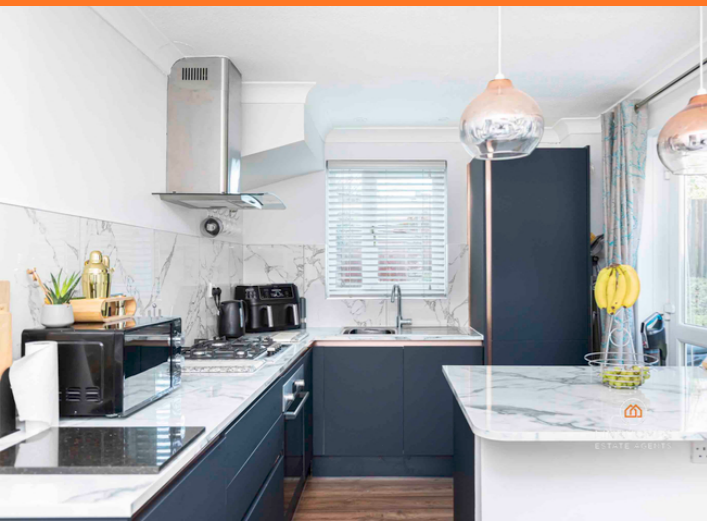
90 Plantagenet Crescent Bournemouth, Dorset, BH11 9PJ
Guide Price £330,000

**** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are pleased to present for sale this three bedroom semi-detached house located in the BH11 postcode. This property offers an array of standout features including a modern kitchen with a breakfast bar, a cosy living room with an open flue - perfect for a log burner, two double bedrooms with bedroom one offering built-in storage, bedroom three making the perfect study, a stylish three-piece bathroom suite, a south-facing rear garden with gated side access and allocated parking for one vehicle. This is the perfect first time buy!

If walking is your preferred form of travel, there is plenty of woodland walks nearby, the medical centre, pharmacy, supermarket, fish and chip shop, local church, community centre and bus stops roughly just five minutes away. The Turbary Retail Park is close by which offers a range of shops such as Sports Direct, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance to the property which has a variety of convenient amenities. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres.

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, UPVC double-glazed frosted glass composite door, double-glazed UPVC window to the side aspect, power points, carpeted stairs to the first floor, radiator and laminate flooring.

Living Room

Coved ceiling, double-glazed UPVC window to the front aspect, radiators, feature fireplace, power points, television point and laminate flooring.

Kitchen

Coved ceiling, ceiling lights and down lights, double-glazed windows to the side and rear aspect, double-glazed UPVC single door to the rear aspect, double-glazed UPVC double doors to the rear aspect, base mounted units, four-point Bosch gas hob, integrated Bosch oven, stainless steel extractor fan, stainless steel sink with drainer, tiled splashback, space for a washing machine, space for a longline fridge/freezer, power points, a breakfast bar, television point, radiator and laminate flooring.

First Floor

Landing

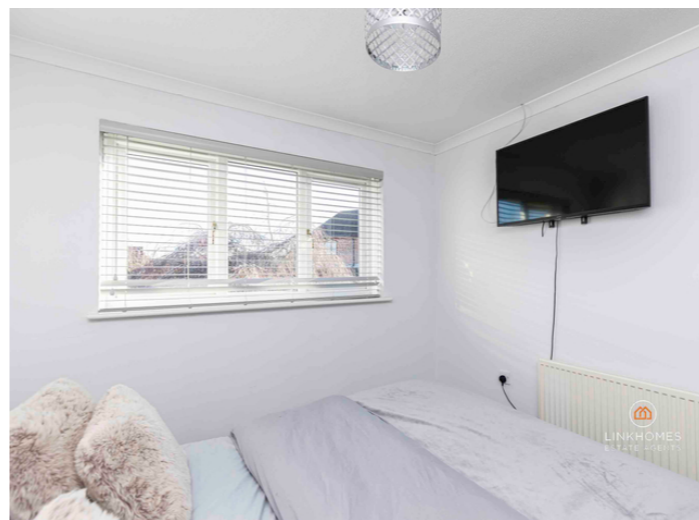
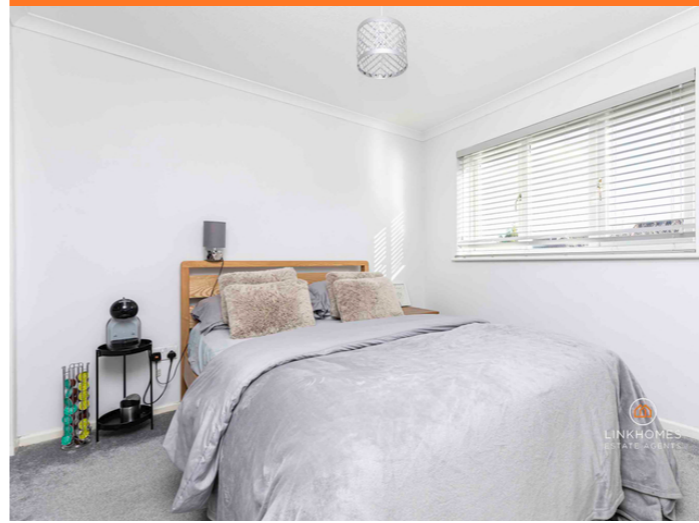
Ceiling light, smoke alarm, loft access, double-glazed UPVC window to the side aspect, an airing cupboard housing the GlowWorm combi boiler, thermostat, power points and carpeted flooring.

Bedroom One

Coved ceiling, double-glazed UPVC window to the front aspect, power points, radiator, built-in open wardrobes and carpeted flooring.

Bedroom Two

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



Bedroom Three

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

Bathroom

Ceiling light, double-glazed UPVC frosted window to the rear aspect, panelled bath with overhead waterfall shower and glass shower screen, a second shower head, wall-mounted feature sink with under storage, toilet, stainless steel heated towel rail, wall-mounted mirror, shaver point, partially-tiled and lino flooring.

Outside

Garden

Partial patio, partial laid to lawn, surrounding fences, gated side access, outside water tap, outside light, raised sleepers, shed, outside storage, concrete area and decking steps into the house.

Driveway

Tarmacked and stone driveway for multiple vehicles, surrounding shrubbery, patio steps to the house, external storage cupboard housing the consumer unit.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: C
Council Tax Band: C - Approximately £1,820.65 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £4,000
Additional Property: £13,900