

Link Homes

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6 Dacombe Drive, Poole, Dorset, BH16 5JL
Guide Price £295,000

**** PERFECT REFURBISHMENT OPPORTUNITY ** NO FORWARD CHAIN **** Link Homes Estate Agents are pleased to present for sale this three bedroom mid-terraced house, in need of refurbishment, in the heart of BH16. Benefitting from an array of standout features including three good-sized bedrooms with bedroom one offering built-in furniture, a separate kitchen with space for two undercounter appliances, a generous living room leading onto the private garden, a three-piece family bathroom suite, a separate cloakroom, ample storage and a single garage.

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

Porch

Ceiling light, double-glazed UPVC window to the front aspect, double-glazed UPVC frosted single door to the side aspect, power points and tiled flooring.

Cloakroom

Ceiling light, double-glazed UPVC window to the front aspect, fully-tiled, toilet, wall-mounted sink and tiled flooring.

Hallway

Ceiling light, smoke alarm, stairs to the first floor, storage cupboard housing the consumer unit, radiator, power points and carpeted flooring.

Kitchen

Ceiling light, double-glazed UPVC window to the front aspect, wall and base mounted units, four-point gas hob with overhead extractor fan, space for a washing machine, space for an under-counter fridge/freezer, one and half bowl composite sink with drainer and mixer taps, integrated double oven, frosted glass window to the living room, power points, tiled splashback and lino flooring.

Living Room

Ceiling lights, double-glazed UPVC sliding doors to the rear aspect, double-glazed UPVC window to the rear aspect, electric feature fireplace, power points, telephone point, radiator, understairs storage cupboard and carpeted flooring.

First Floor

Landing

Ceiling light, loft hatch, smoke alarm, power points, airing cupboard and carpeted flooring.

Bedroom One

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



Bedroom Two

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

Bedroom Three

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

Bathroom

Ceiling light, double-glazed UPVC frosted window to the front aspect, panelled bath with overhead electric shower, shower curtain, pedestal sink, toilet, partially-tiled, radiator, wall-mounted storage cupboard, boiler and lino flooring.



Outside

Garden

Tiered garden, partial patio, partial laid to lawn, surrounding shrubbery, rear gate leading to the single garage with an up and over door, greenhouse and shed.

Front Garden

Patio area and steps leading to the front door, partial slate shingle, and surround shrubbery.



Useful Information

Agent's Notes

Tenure: Freehold
EPC: C
Council Tax Band: C - Approximately £2,117.05 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £2,250
Additional Property: £11,100

