

Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



Total Area: 119.3 m² ... 1284 ft²
All measurements are approximate and for display purposes only



LINKHOMES
ESTATE AGENTS

13b Beresford Road, Poole, Dorset, BH12 2JP

Guide Price £350,000

**** PERFECT FAMILY HOME ** WESTERLY-FACING GARDEN ** EXTENDED SINGLE GARAGE ** ALMOST 1,300 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached home situated in the residential area of Parkstone. Benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two offering fitted wardrobes, a modern kitchen with a breakfast bar leading onto the low maintenance Westerly-facing private rear garden, an open-plan living room/dining room to the front aspect, a stylish three-piece family bathroom suite, a downstairs WC, a single garage offering power and lighting and a tarmacked driveway with parking for multiple vehicles! This is a must-view to appreciate the location and accommodation on offer!

Beresford Road is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and it's array of independent bars and restaurants. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Beresford Road is also located under 2 miles away from Tower Park which offers Tesco Supermarket, Cineworld, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone train stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A truly great location!

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

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed frosted window to the side aspect, thermostat, composite door to the side aspect, stairs to the first floor, radiator and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, downlights, UPVC double glazed windows to the front aspect, cupboard with the consumer unit enclosed, radiator, power points with USB charging, television point and carpeted flooring.

Kitchen

Smooth set ceiling, downlights, heat sensor alarm, UPVC double glazed window to the rear aspect, UPVC double glazed single door with frosted glass to the rear aspect, wall and base fitted units, cupboard with the boiler enclosed, four point gas hob with integrated oven and extractor fan above, tiled splash back, one and a half bowl stainless steel sink with drainer, space for a washing machine, space for a longline fridge/freezer, pantry, space for a low level appliance, island/breakfast bar with space for bar stools, power points, radiator and laminate flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with under storage, radiator, part tiled walls, extractor fan, wall mounted vanity unit with mirrored front and tiled flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, partially boarded, shelving and lighting), airing cupboard with the water cylinder and shelving enclosed, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, triple fitted wardrobes, television point, power points and laminate flooring.



Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point, double fitted wardrobe and laminate flooring.

Bedroom Three

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, double enclosed waterfall shower with extra shower head, toilet, wall mounted sink with under storage, wall mounted vanity unit with mirrored front and spotlight, radiator and laminate flooring.

Outside

Garden

Westerly facing, laid to patio, surrounding wooden fences, side gated access, outside tap, raised beds, shingle area and access to the garage.

Garage

Extended garage with power, lighting and an up and over door.

Driveway

Tarmacked driveway with space for multiple vehicles, shingle area and a brick-built wall.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2,004.38

Stamp Duty

First Time Buyer: £2,500
Moving Home: £7,500
Additional Property: £25,000