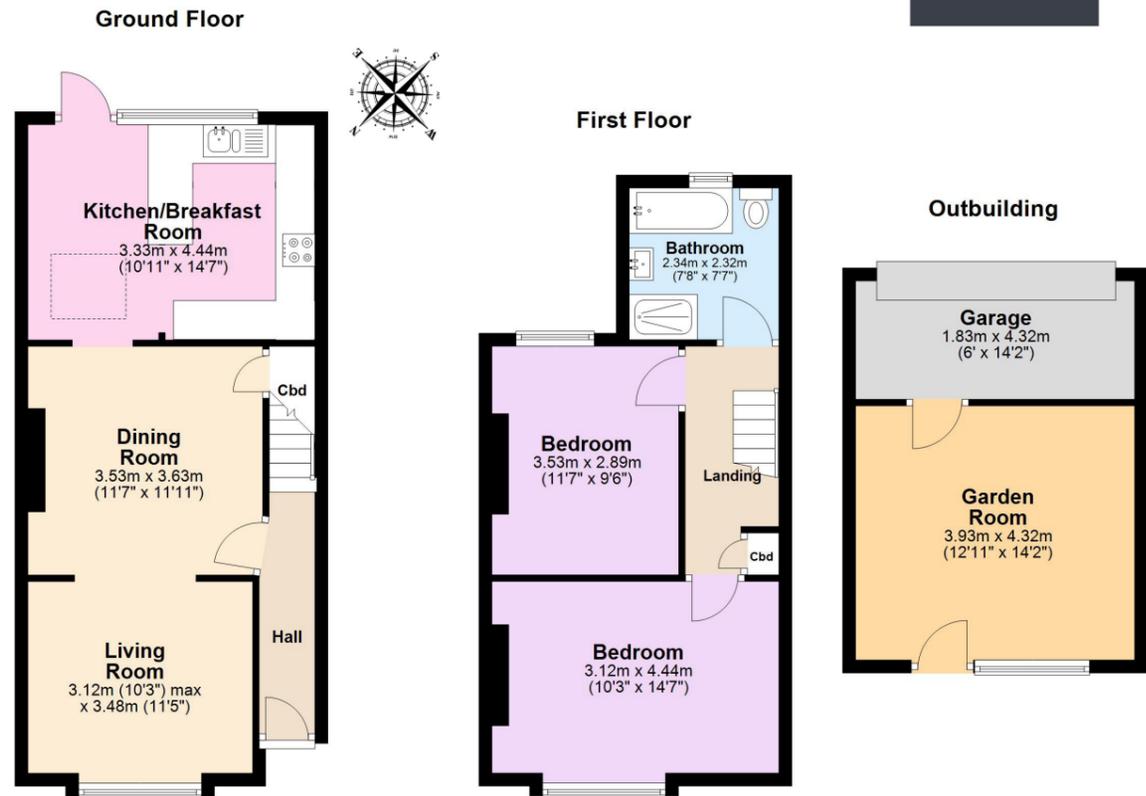


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Total area: approx. 104.6 sq. metres (1126.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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.



35 Britannia Road, Poole, Dorset, BH14 8AZ
Guide Price £450,000

**** CHARMING VICTORIAN TERRACE ** MOMENTS FROM ASHLEY CROSS **** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom terraced house centrally-located between Ashley Cross and Whitecliff. Built in the late 1800s, this stunning Victorian terrace offers an array of fine features including two good-sized bedrooms with bedroom one offering an original iron fireplace, a sociable kitchen including a breakfast bar with room for bar stools and direct access onto the low maintenance private rear garden, an open-plan living room/dining room with a feature logburner, a stylish four-piece bathroom suite and a garage with a pitched roof split into an office space/storage. This is a must-view to appreciate the charm and position this home has to offer!

Britannia Road is situated in the residential and sought-after BH14 postcode, just moments from Ashley Cross which offers an array of independent bars and cafes including Patisserie Mark Bennett, Flamingo and The Dancing Moose to name a few, and just a short drive to Sandbanks Beach and the popular Rick Stein restaurant. Local schools include Lilliput Infant school which is 1.4 mile away and Baden Powell Middle School which is just 0.7 miles away, both of which are well-respected and sought-after schools. The property is located close to transport links including Parkstone Train Station which offers a direct route to London Waterloo in approximately 2 hours.



Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling lights, smoke alarm, wooden front door with frosted glass to the front aspect, cupboard with the consumer unit enclosed, radiator, power points, stairs to the first floor and LVT flooring.

Kitchen

Smooth set ceiling, downlights, wall lights, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, skylight, wall and base fitted units, integrated longline fridge/freezer, integrated 'Lamona' double oven, four point 'Lamona' gas hob with extractor fan, space for a dishwasher, space for a washing machine, one and a half bowl stainless steel sink with drainer, tiled splash back, combination boiler, power points, radiator, breakfast bar with room for bar stools and tiled flooring.

Open Plan Living/Dining Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect with bespoke fitted shutters, CO2 alarm, wall lights, radiators, thermostat, power points, under stairs storage cupboard with lighting, shelving and a rail, log burner with feature mantel and LVT flooring.

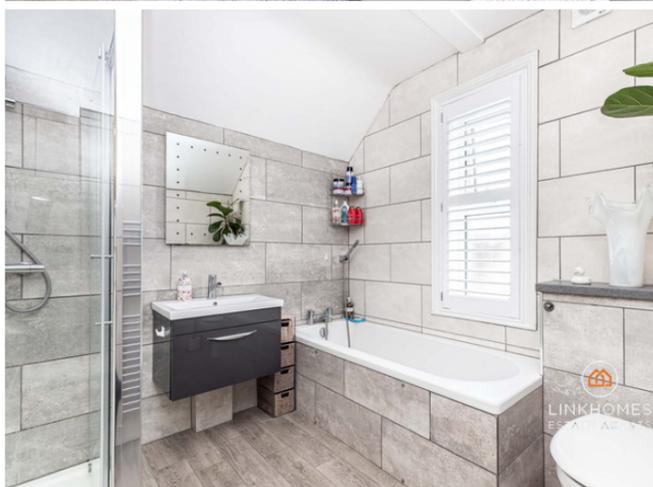
First Floor

Landing

Smooth set ceiling, ceiling light, loft hatch (fully boarded, fitted ladder, Velux window to the rear aspect and lighting), airing cupboard, thermostat, wooden balustrades and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect with bespoke fitted shutters, original iron feature fireplace, radiator, power points and carpeted flooring.



Bedroom Two

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect with bespoke fitted shutters, extractor fan, panelled bath with additional shower head, double enclosed shower, feature sink with storage, toilet, wall mounted mirror, stainless steel heated towel rail, underfloor heating, tiled walls and flooring.

Outside

Garden

Laid to Indian sandstone, surrounding wooden fences, outside light, slate boarder to the rear, access into the garage.

Garage

Pitched roof, rear of the garage includes a smooth set ceiling, insulation, ceiling lights, power points, windows to the rear, consumer units, single door to the rear and a wooden door with access to the garage, which has a manual up and over door and access via a service lane.

Front of the Property

Indian sandstone, surrounding brick walls and shrubbery.

Agents Notes

Useful Information

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

The roof was replaced in 2018.

Stamp Duty

First Time Buyer: £7,500
Moving Home: £12,500
Additional Property: £35,000