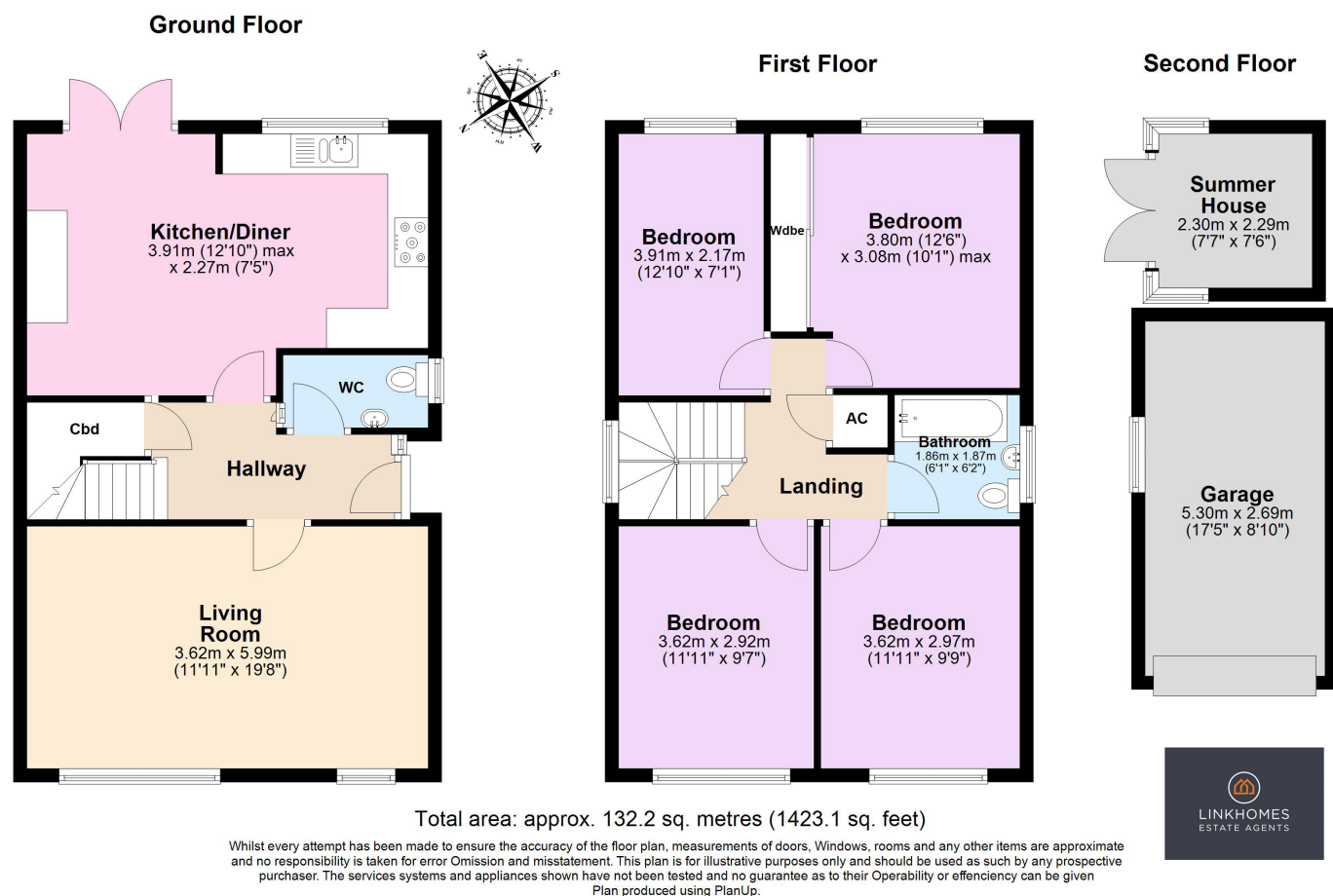


Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



10 Charlton Close, Bournemouth, Dorset, BH9 3QE
Guide Price £525,000

**** PERFECT FAMILY HOME ** SINGLE GARAGE **** Link Homes Estate Agents are delighted to present for sale this four bedroom detached house situated in the Muscliff location. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering triple built-in wardrobes, an open-plan Shaker-style kitchen/dining room with direct access on the private and mature rear garden, a separate living room with a feature electric fireplace, a three-piece family bathroom suite, a downstairs cloakroom, ample storage throughout, a single garage and a concrete driveway with parking for multiple vehicles. This is a must-view to appreciate the accommodation and desirable location on offer!

Charlton Close is located in the much-desired and residential area of Muscliff, Bournemouth. Close by, you will find Castlepoint Shopping Centre, Mallard Road Retail Park, Sir David English Sports Centre, Royal Bournemouth Hospital, Castle Lane Pharmacy and Littledown Leisure Centre. Schools nearby include Muscliff Pre-School and Muscliff Primary School, Bournemouth School for Girls and Bournemouth School for Boys. The property is located centrally and offers quick access onto the A338 Wessex Way and Bournemouth Train Station is located 3.4 miles away with direct routes to London Waterloo. It is also useful to note, there are multiple bus stops running frequently within walking distance from the property. A short drive away you will also find Bournemouth's famous sandy beaches, 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, composite door to the side aspect, consumer unit, radiator, understairs storage cupboard, stairs to the first floor, power point and engineered oak flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, electric fireplace, power points, television point and carpeted flooring.

Open Plan Shaker Style Kitchen/Diner

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, tiled splash back, five point 'Stoves' gas hob with integrated oven and 'Stoves' extractor fan, space for a longline fridge/freezer, integrated dishwasher, one and half bowl stainless steel sink with drainer and mixer tap, power points, longline column radiator, built-in bureau with an integrated low level fridge enclosed and engineered oak flooring.

Downstairs W/C

Ceiling light, UPVC double glazed window to the side aspect, toilet, wall mounted sink, tiled splash back, radiator, feature panelling and vinyl flooring.

First Floor

Landing

Ceiling light, smoke alarm, loft hatch (fitted ladder, lighting, combination boiler and insulation), UPVC double glazed window to the side aspect, wooden balustrades, power points, airing cupboard with space for a washing machine and carpeted flooring.

Bedroom One

Ceiling light, UPVC double glazed window to the rear aspect, power points, triple built-in wardrobes with sliding doors, radiator and carpeted flooring.

Bedroom Two

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



Bedroom Three

Ceiling light, UPVC double glazed window to the front aspect, radiator, power points and wooden floorboard flooring.

Bedroom Four

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, panelled bath with extra shower head and glass shower screen, part tiled walls, wall mounted sink, toilet, heated towel rail and vinyl flooring.



Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, shingle pathway, brick walls, surrounding sleepers, shrubbery, summer house that has been insulated, raised sleepers, side gated access, outside tap and external power point.

Garage

Single garage with a flat roof and manual up and over door.

Driveway

Concrete driveway with space for multiple vehicles, side gated access, outside lighting and lawn area with surrounding shrubbery.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £16,250
Moving Home: £16,250
Additional Property: £42,500

