

Total Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup> (excluding outside bar area, storage)  
All measurements are approximate and for display purposes only



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



LINKHOMES  
ESTATE AGENTS



**2 Foxholes Road, Poole, Dorset, BH15 3NA**  
**Guide Price £315,000**

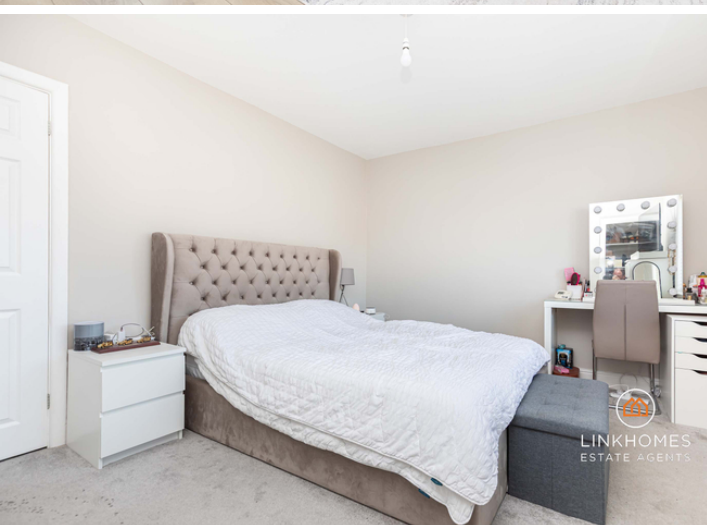
**\*\* PERFECT FIRST TIME BUY \*\* VENDOR SUITED \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom detached house located in the much-desired and residential area of Oakdale, BH15. Benefitting from an array of fine features including two double bedrooms with bedroom one offering a built-in wardrobe, a stylish modern kitchen with space for appliances, a well-presented living room with a feature wood burner, a three-piece family bathroom suite, a downstairs WC, a low maintenance garden with a bar and workshop, both offering power and lighting and a shingle driveway with off-road parking for two vehicles! This property is a must view to fully appreciate the accommodation on offer!

Oakdale is a desirable residential area centrally located and not far from Poole Town Centre, Poole bus station, Poole Hospital and Poole train station all within walking distance. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property.

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 lights, double glazed composite door to the front aspect, radiator, power points, stairs to the first floor and laminate flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, working wood burner with feature mantel, power points, television point and laminate flooring.

### Kitchen

Smooth set ceiling, downlights, feature ceiling lights, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the side aspect, wall and base fitted units, cupboard with the combination boiler enclosed, space for a longline fridge/freezer, space for a washing machine, space for a tumble dryer, integrated dishwasher, 'AEG' four point induction hob with integrated oven, marble style splash back, television point, power points, wine rack, longline radiator, bin storage, gas meter and laminate flooring.

### Downstairs W/C

Smooth set ceiling, ceiling light, toilet, feature panelling, wall mounted sink with under cupboard, stainless steel heated towel rail, consumer unit and laminate flooring.

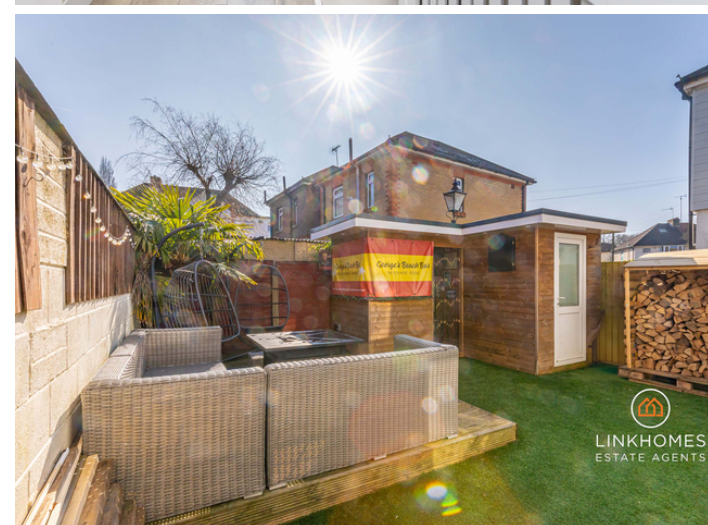
## First Floor

### Landing

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, built-in single wardrobe with shelving, power points and carpeted flooring.



### Bedroom Two

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

### Bathroom

Smooth set ceiling, ceiling light, loft hatch (lighting and partially boarded), extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead waterfall shower, extra shower head and glass shower screen, part tiled walls, stainless steel heated towel rail, wall mounted sink with under cupboard, toilet and tiled flooring.

## Outside

### Garden

South-Easterly facing, laid-to artificial lawn with decking area, surrounding wooden fences and brick walls, side gated access, external power points, palm tree, outside tap, built-in bar and workshop both offering power and lighting.

### Driveway

Shingle driveway with space for two vehicles, side gated access, surrounding wooden fences and brick wall and an outside light.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £750  
Moving Home: £5,750  
Additional Property: £21,500