



Total Area: 66.1 m² ... 711 ft²

All measurements are approximate and for display purposes only



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ESTATE AGENTS



34 Garsdale Close, Bournemouth, Dorset, BH11 9DN
Guide Price £270,000

**** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom mid-terraced house, situated in the much-desired and residential BH11 postcode. Benefitting from an array of standout features including two good-sized bedrooms with bedroom one offering built-in wardrobes, an open-plan living room/dining room with a feature fireplace, a separate kitchen with space for a washing machine and under-counter fridge/freezer, a conservatory with direct access onto the well-presented private garden and two allocated parking spaces! This is a perfect first time buy!

If walking is your preferred form of travel, there is plenty of woodland walks nearby, the medical centre, pharmacy, supermarket, fish and chip shop, local church, community centre and bus stops roughly just five minutes away. The Turbary Retail Park is close by which offers a range of shops such as Sports Direct, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance from the property and has a variety of convenient amenities. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres.

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

Smooth set ceiling, double-glazed UPVC frosted door to the front aspect, double-glazed UPVC windows to the side aspect, electric and gas metres, power points and carpeted flooring.

Dining Room

Ceiling light, thermostat, storage cupboard, radiator, power points, telephone point and carpeted flooring.

Kitchen

Ceiling light, double-glazed UPVC window to the front aspect, wall and base mounted units, Baxi boiler, four-point gas hob with overhead extractor fan, oven, tiled splashback, space for a washing machine, space for an under-counter fridge/freezer, stainless steel sink with drainer, power points and vinyl flooring.

Living Room

Ceiling light, wall-mounted lights, double-glazed UPVC sliding doors leading to the conservatory, radiator, feature electric fireplace, power points, television points, stairs to the first floor and carpeted flooring.

Conservatory

Double-glazed UPVC frosted window to the side aspects, double-glazed UPVC French doors to the rear aspect leading onto the garden, radiator, power points and carpeted flooring.

First Floor

Landing

Ceiling light, smoke alarm, loft access, power points, airing cupboard housing the water cylinder and carpeted flooring.

Bedroom One

Ceiling light, double-glazed UPVC window to the rear aspect, built-in wardrobes and storage cupboard, power points, television point, radiator and carpeted flooring.



Bedroom Two

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

Bathroom

Ceiling light, double-glazed UPVC frosted window to the front aspect, panelled bath with electric shower and glass shower screen, toilet, pedestal sink, radiator, partially-tiled and carpeted flooring.

Outside

Garden

Mainly patio, chipping stones, surrounding shrubbery, surrounding wooden fences, a shed, outside tap and gated access to the parking.

Front

Mainly laid to lawn, patio path leading to the front door and surrounding shrubbery.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: C - Approximately £1,909.11 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £1,000
Additional Property: £14,500