

Link Homes

Arena Business Park

Holyrood Close

Poole

Dorset

BH17 7FJ

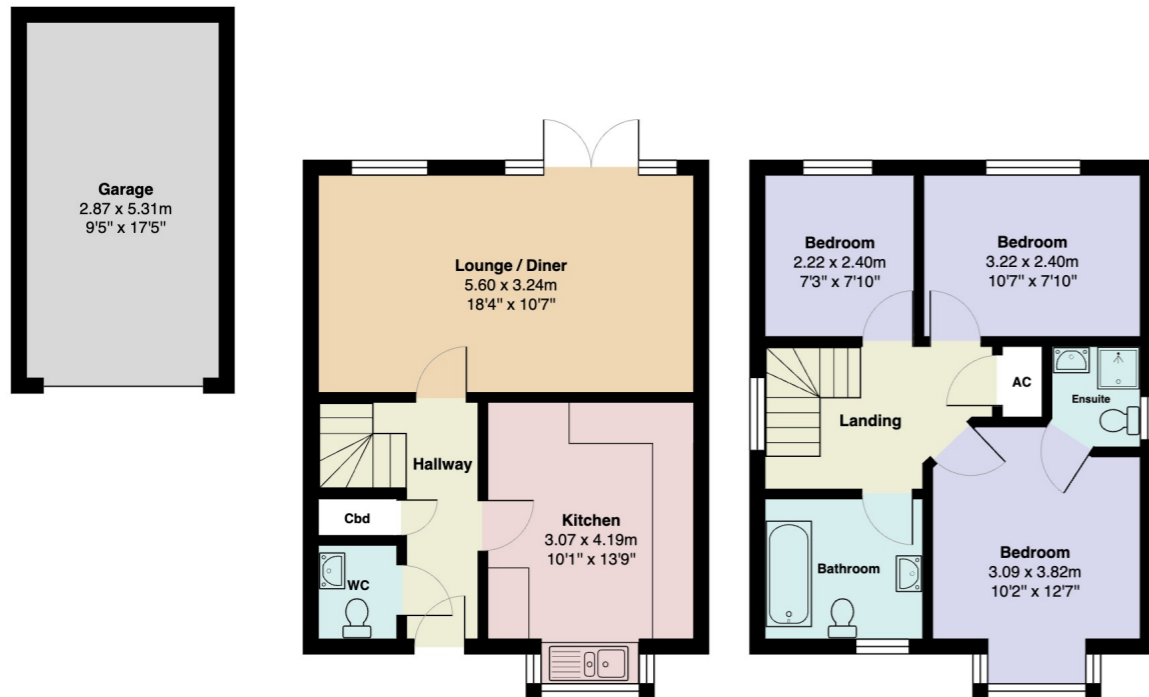
sales@linkhomes.co.uk

www.linkhomes.co.uk

01202 612626



LINKHOMES
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Total Area: 79.5 m² ... 855 ft² (excluding garage)

All measurements are approximate and for display purposes only



LINKHOMES
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44a Uppleby Road, Poole, Dorset, BH12 3DE
Guide Price £395,000

**** PERFECT FAMILY HOME ** NO FORWARD CHAIN **** Link Homes Estate Agents are delighted to present for sale this three bedroom detached house located in the heart of Parkstone. Benefitting from an array of standout features including three good-sized bedrooms with bedroom one offering a stylish three-piece en-suite, a separate kitchen with space for appliances, a good-sized living room with direct access onto the fully landscaped rear garden, a downstairs cloakroom, a single garage with a pitched roof offering power and lighting and a tarmacked driveway for multiple vehicles.

Situated in its own private development and built in 2002, Uppleby Road sits in the heart of the much-desired and residential area of Parkstone. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, HomeBase and Everlast gym is also on site. Ashley Road is also within walking distance and benefits from a variety of other useful amenities such as banks, cafes, fast food restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and just 1.3 miles away is Parkstone & Branksome train station. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away.

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 Hall

Coved and smooth set ceiling, ceiling light, smoke alarm, double-glazed frosted wooden door to the front aspect, radiator, power points, thermostat, a storage cupboard housing the consumer unit and laminate flooring.

Cloakroom

Coved and smooth set ceiling, ceiling light, extractor fan, double-glazed UPVC frosted window to the side aspect, toilet, radiator, pedestal sink with tiled splashback and laminate flooring.

Kitchen

Coved and smooth set ceiling, downlights, double-glazed UPVC bay window to the front aspect, wall and base mounted units, four-point electric hob with overhead extractor fan, cupboard housing the boiler, integrated double oven, space for a longline fridge/freezer, space for a dishwasher, space for a washing machine, one and half bowl stainless steel sink with drainer, power points, tiled splashback, radiator, television point and lino flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC windows to the rear aspect, double-glazed UPVC French doors to the rear aspect, power points, television point, radiator, wall lights and carpeted flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling lights, smoke alarm, loft access, double-glazed UPVC window to the side aspect, airing cupboard housing the water cylinder, power points and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling lights, wall lights, double-glazed UPVC bay window to the front aspect, radiator, power points, television point, internet point and carpeted flooring.

En-Suite

Coved and smooth set ceiling, downlights, extractor fan, double-glazed UPVC frosted window to the side aspect, enclosed shower with glass shower doors, toilet, wall-mounted sink with storage, radiator and tiled flooring.



Bedroom Two

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

Bedroom Three

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

Bathroom

Coved and smooth set ceiling, downlights, fully-tiled, double-glazed UPVC frosted window to the front aspect, panelled bath with overhead shower, toilet, pedestal sink and tiled flooring.



Outside

Garden

Partial patio, partial laid to lawn, patio steps, surrounding wooden fences, side gated access, outside lights, manual canopy, raised sleepers, single garage with a pitched roof offering power and lighting.

Driveway

Tarmacked driveway for multiple vehicles, slate decorative border, outside lights.



Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: D - Approximately £2,147.75 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £7,250
Additional Property: £19,100

