



Total Area: 88.5 m² ... 953 ft²
 All measurements are approximate and for display purposes only



Link Homes
 Arena Business Park
 Holyrood Close
 Poole
 Dorset
 BH17 7FJ
 sales@linkhomes.co.uk
 www.linkhomes.co.uk
 01202 612626



LINKHOMES
 ESTATE AGENTS



4 New Road, Poole, Dorset, BH12 2NQ
Guide Price £365,000

**** CHARMING CHARACTER HOME **** Link Homes Estate Agents proudly present this recently renovated semi-detached house in the heart of BH12 for sale. This charming two-bedroom, two-bathroom home features stunning original details and offers a range of impressive highlights. The property includes two spacious double bedrooms, with the master bedroom boasting a stylish three-piece en-suite. The open-plan living and dining room showcases beautiful original fireplaces, and the gorgeous shaker-style kitchen, complete with integrated appliances, leads to a utility room. Additionally, the home features a modern three-piece family bathroom suite, a private south-facing garden with both a patio area and a lawn, ample storage, and off-road parking. This property is a must-see to avoid disappointment!

Parkstone is centrally located near a variety of attractions, including the popular Ashley Cross, which offers bars, cafes, restaurants, hairdressers, barbers, and pubs. Nearby Ashley Road provides additional amenities such as banks, cafes, fast food restaurants, supermarkets (including Waitrose), and main bus routes. Within driving distance are the town centres of Bournemouth and Poole, as well as Bournemouth's award-winning sandy beaches.

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, ceiling light, wooden door to the front aspect and tiled flooring.

Entrance Hall

Smooth set ceiling, ceiling light, smoke alarm, radiator, cupboard housing the consumer unit, carpeted stairs to the first floor and laminate flooring.

Living Room

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the front aspect, radiator, feature fireplace with open flue, power points with USB charging, internet point and laminate flooring.

Dining Room

Smooth set ceiling, ceiling lights, double-glazed UPVC window to the rear aspect, feature gas fireplace, radiator, power points and laminate flooring.

Kitchen

Smooth set ceiling, down lights, double-glazed UPVC window to the side aspect, double-glazed composite door to the side aspect, shaker-style wall and base mounted units, tiled splashback, four-point electric hob with overhead extractor fan, integrated oven, integrated longline fridge/freezer, integrated slimline dishwasher, butler sink with drainer, power points with USB charging and LVT flooring.

Utility

Smooth set ceiling, wall-mounted lights, double-glazed UPVC frosted window to the rear aspect, base mounted units, stainless steel sink with drainer, space for a washing machine, space for a tumble dryer, tiled splashback, toilet, wall-mounted radiator, power points and LVT flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, carpeted stairs with wooden balustrades, power points and carpeted flooring.



Bedroom One

Ceiling light, loft access, double-glazed UPVC window to the front aspect, radiator, feature fireplace, double-glazed frosted window to the hallway, power points with USB charging and carpeted flooring.

En-Suite

Smooth set ceiling, ceiling light, double enclosed waterfall shower with glass shower screen and recess shelving, extractor fan, wall-mounted sink with under-storage, toilet, wall-mounted heated towel rail and LVT flooring.

Bedroom Two

Smooth set ceiling, down lights, double-glazed UPVC window to the rear aspect, radiator, cupboard housing the combi boiler, feature fireplace, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, extractor fan, double-glazed UPVC window to the rear aspect, panelled bath with extra showerhead and surrounding tiles, toilet, pedestal sink, wall-mounted mirror with feature lighting, stainless steel heated towel rail and vinyl flooring.

Outside

Garden

South-facing, partial patio, partial laid to lawn, surrounding shrubbery, vegetable patch, feature sleepers, shed, side-gated access to the front, original coal shed, outside light and outside tap.

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: £5,750
Additional Property: £16,700