



Total Area: 92.1 m² ... 991 ft²
 All measurements are approximate and for display purposes only



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15 Johnston Road, Poole, Dorset, BH15 3HS
Guide Price £340,000

**** RECENTLY-RENOVATED THROUGHOUT ** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this recently-renovated three bedroom terraced house in the sought-after and residential area of Oakdale. Benefitting from an array of standout features including three good-sized bedrooms with bedrooms one and two offering built-in storage, a stylish open-plan shaker-style kitchen/dining room with an island leading onto the private rear garden, a bright and airy separate living room, a modern two-piece family bathroom with separate WC, a downstairs cloakroom, ample storage and a block-paved driveway for multiple vehicles. This is the perfect family home!

Johnston Road is a desirable residential area centrally-located in Oakdale and not far from Poole Town Centre, Poole Bus Station, Poole Hospital and Poole Train Station. The Train Station connects to the main line going to London Waterloo. Schools close by include St Edwards, Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/Junior and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands Pharmacy and Tesco Fleets Bridge which are also not far from the property. St Georges Church/playing field and Oakdale Conservative Club are also on your doorstep.

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

Smooth set ceiling, ceiling light, double-glazed UPVC frosted door to the front aspect, carpeted stairs to the first floor and tiled flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC windows to the front and rear aspect, radiator, electric feature fireplace, television point, power points and laminate flooring.

Kitchen/Dining Room

Smooth set ceiling, down lights and suspended lights over the island, double-glazed UPVC windows to the rear aspect, double-glazed UPVC French doors to the rear aspect, wall and base shaker-style mounted units, integrated oven and grill, integrated four-point Induction hob with overhead stainless steel extractor fan, integrated washing machine, integrated dishwasher, cupboard housing the combi boiler, cupboard housing the consumer unit, butler sink, tiled splashback, power points, an island with space for bar stools, radiator, understairs storage cupboard with space for a tumble-dryer and tiled flooring.

Cloakroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the rear aspect, toilet, wall-mounted sink, partially-tiled and tiled flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, loft access, double-glazed UPVC frosted window to the rear aspect, storage cupboard, radiator and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, built-in storage cupboard and carpeted flooring.

Bedroom Two

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



Bedroom Three

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

Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the rear aspect, partially-tiled, panelled bath with overhead electric shower, wall-mounted sink with under-storage, wall-mounted heated towel rail, wall-mounted mirror with feature lighting and tiled flooring.

WC

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the rear aspect, toilet and tiled flooring.

Outside

Garden

Partial patio, partial laid-to-lawn, surrounding wooden fences, trees, outside light, outside tap and side-gated access.

Driveway

Block-paved driveway for multiple and side access to the rear garden.

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: £4,500
Additional Property: £14,700