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LINKHOMES
ESTATE AGENTS



Total Area: 131.2 m² ... 1412 ft²
All measurements are approximate and for display purposes only



60 Jolliffe Road, Poole, Dorset, BH15 2HE
Guide Price £500,000

**** VENDOR SUITED ** OVER 1,400 SQUARE FEET OF LIVING ACCOMMODATION ** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this four bedroom detached family home, situated in the sought-after and residential area of Oakdale. Benefitting from an array of fine features including four good-sized bedrooms with bedroom one offering fitted wardrobes, a bright and airy kitchen/diner with integrated appliances, a separate living room with direct-access onto the well-presented private rear garden, a three-piece family bathroom suite, a downstairs WC, a single garage and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the position and level of living accommodation this family home has to offer!

Jolliffe Road is positioned in the desirable residential area of Oakdale and is centrally located. Close by is Poole Town Centre, Poole bus station and Poole train station roughly just 1.5 miles away. The train station connects to the main line going to London Waterloo. Schools in the area include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, Parkstone Grammar, Poole Grammar, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy, Tesco and Aldi Supermarkets, Wessex Gate Retail Park and Poole Hospital are 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

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed single door with frosted glass to the front aspect, radiator, power points, understairs storage with the consumer unit enclosed and laminate flooring.

Kitchen

Coved ceiling, ceiling light, dual aspect UPVC double glazed windows to the front and rear, wall and base fitted units, integrated longline fridge/freezer, space for a washing machine, integrated dishwasher, eight point gas hob with integrated oven comprising of two ovens, one grill and storage and an stainless steel extractor fan, tiled splash back, cupboard with the combination boiler enclosed, one and a half bowl stainless steel sink with mixer tap, integrated wine cooler, power points, UPVC double glazed single door with frosted glass to the side aspect leading onto the lean-to, radiator and tiled flooring.

Living Room

Coved ceiling, ceiling lights, wall lights, dual aspect UPVC double glazed window to the front and side, UPVC double glazed sliding doors to the rear aspect, radiators, fitted bar, power points, television point and carpeted flooring.

Downstairs W/C

Smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, toilet, wall mounted sink and laminate flooring.

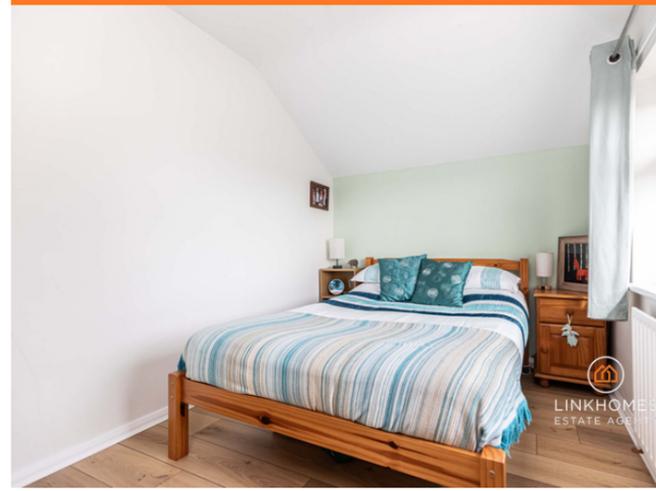
First Floor

Landing

Coved and smooth set ceiling, ceiling light, thermostat, smoke alarm, loft hatch (fitted ladder, partially boarded, light) UPVC double glazed window to the rear aspect, wooden balustrades, radiator, airing cupboard, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, dual aspect UPVC double glazed window to the front and side, radiator, triple fitted wardrobes and drawers, power points and laminate flooring.



Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed frosted window to the side aspect, radiator, power points and laminate flooring.

Bedroom Three

Smooth set ceiling, ceiling light, loft hatch, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.

Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, panelled bath with over head shower, toilet, sink with under storage, stainless steel heated towel rail, part tiled walls and tiled flooring.

Outside

Garden

Laid to patio with lawn area, surrounding wooden fences, outside tap, lean-to, external power points, wooden door to the driveway, shingle area, shrubbery and pampas grass.

Garage

Garage with an up and over door.

Driveway

Block-paved driveway with parking for multiple vehicles, side door access to the lean-to and flower beds.

Agents Notes

Useful Information

Tenure: Freehold
 EPC Rating: C
 Council Tax Band: E - Approximately £2,756.03 per annum.

Stamp Duty

First Time Buyer: £10,000
 Moving Home: £15,000
 Additional Property: £40,000

