



LINKHOMES
ESTATE AGENTS

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Total area: approx. 82.5 sq. metres (888.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Plan produced using PlanUp.



29 Howton Road, Bournemouth, Dorset, BH10 5LN
Guide Price £335,000

**** VENDOR SUITED ** PERFECT FIRST TIME BUY ** SINGLE GARAGE **** Link Homes Estate Agents are delighted to present for sale this three bedroom end-terraced house situated in a quiet cul-de-sac in the BH10 postcode. Benefitting from an array of fine features including three good-sized bedrooms, a stunning kitchen/breakfast room with direct access onto the private rear garden, a separate living room, a stylish three-piece family bathroom suite, a downstairs WC and a single garage. This is a must-view to appreciate the quiet location and specification this home has to offer!

Howton Road is tucked away in a quiet cul-de-sac located in the BH10 postcode. The Turbary Retail Park is just two miles away from the property which offers a range of shops such as The Range, Matalan, Dunelm, Farm Foods, Sports Direct, Starbucks, TK Maxx and more. Local schools and nurseries include Hill View Primary School, The Kinson Academy and Redhill Day Nursery. The Kinson High Street is within walking distance to the property which have a variety of convenient amenities. A short drive away you have the Castlepoint Complex which is also useful for shopping. Bournemouth Town Centre and Bournemouth's blue-flag beaches and are only a short drive away and the Bournemouth Wessex Way is nearby giving direct access to the M27 motorway with London roughly just 2 hours 30 minutes' commute. There are also main line train routes from Bournemouth Train Station to London Waterloo.

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

Wooden ceiling, UPVC door to the front aspect, UPVC double glazed frosted window to the front and side aspects, exposed brick and concrete flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, UPVC double glazed windows to the front and side aspect, radiator, understairs storage cupboard with consumer unit enclosed, power points, television point and laminate flooring.

Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the rear aspect, wall and base fitted units, four point induction hob with overhead extractor fan and integrated oven, space for a longline fridge/freezer, stainless steel sink with drainer, power points, integrated washing machine, plumbing with space for a dishwasher, breakfast bar with room for bar stools, radiator and vinyl flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, toilet, wall mounted sink with storage, stainless steel heated towel rail, tiled walls and vinyl flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, loft hatch (combination boiler, fitted ladder, partially boarded) , power points and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling lights, UPVC double glazed windows to the front aspect, radiator, power points and laminate flooring.

Bedroom Two

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



Bedroom Three

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

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath waterfall shower and additional shower head, wall mounted sink with storage, toilet, tiled walls, stainless steel heated towel rail and vinyl flooring.



Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, gated access to the parking and garages, side gated access to the front of the property, external power points, a shed, outside light, surrounding hedges and shrubbery.

Garage

Up and over door.

Front of the Property

Mainly laid to lawn with surrounding wooden fences and shrubbery, a tree, a pathway and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £1,750
Moving Home: £6,750
Additional Property: £23,500

