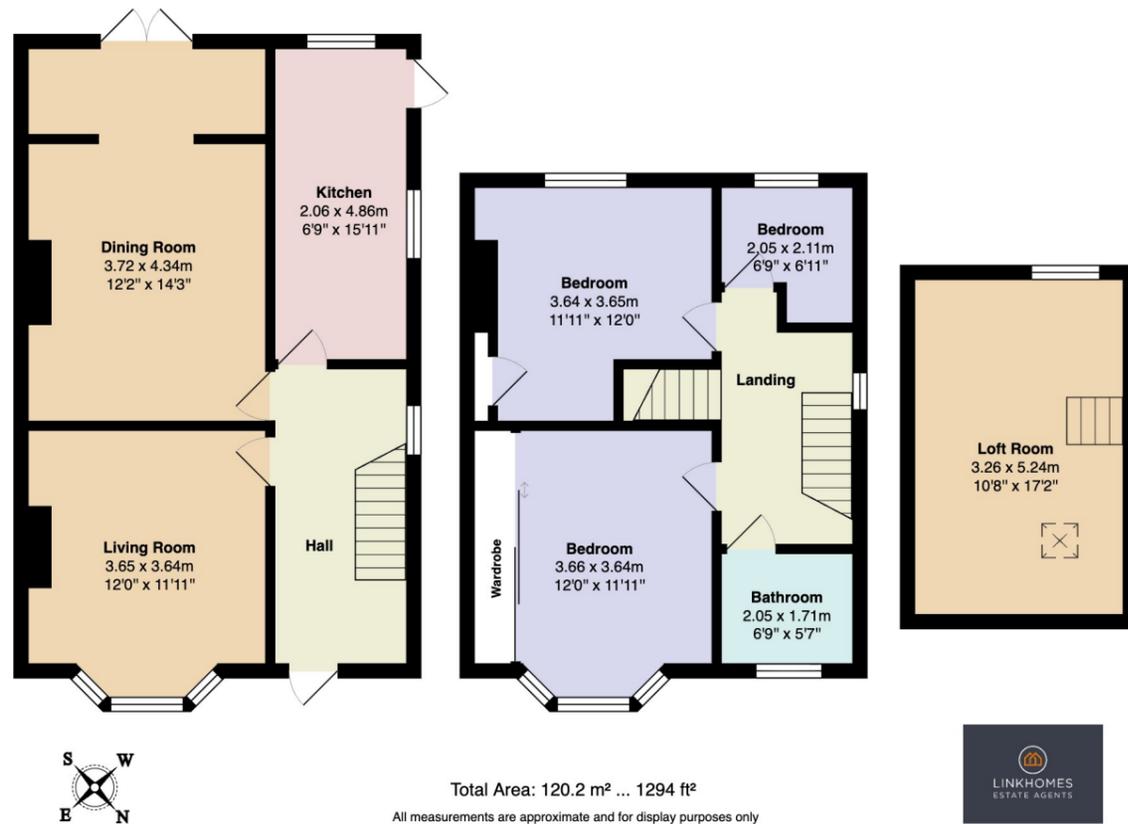


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**63 Fernside Road, Poole, Dorset, BH15 2JG**  
**Guide Price £375,000**

**\*\* SOUTH-WESTERLY FACING GARDEN \*\* PERFECT FAMILY HOME \*\* ALMOST 1,300 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached family home in the sought-after and residential area of Oakdale. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering triple fitted wardrobes, a separate kitchen with space for appliances, a separate lounge with a bay window to the front aspect and a feature fireplace, a dining room with direct access onto South-Westerly facing private rear garden, a three-piece family bathroom suite on the first floor, a loft room and a block-paved driveway with parking for multiple vehicles. This is the perfect family home!

Oakdale is a desirable residential area centrally located and within walking distance to Poole Town Centre, Poole bus station and Poole train station roughly just 1.4 miles away. The train station connects to the main line going directly to London Waterloo. Within close proximity there are local amenities such as, Tesco Express, Club Hub Poole, Poole Hospital and many other convenient local attractions. Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy.

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, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, stairs to the first floor, understairs storage cupboard with the consumer unit enclosed, UPVC double glazed window to the side aspect, thermostat and tiled flooring.

### Living Room

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, feature gas fireplace, radiator, wall lights, power points and original wooden floorboard flooring.

### Living Room/Dining Room

Coved and smooth set ceiling, ceiling light, wall lights, UPVC double glazed French doors to the rear aspect opening onto the garden, feature mantel, power points, radiators and laminate flooring.

### Kitchen

Coved and smooth set ceiling, downlights, UPVC double glazed window to the side and rear aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base fitted units, four point gas hob with integrated double oven and extractor fan above, space for a washing machine, space for a tumble dryer, integrated low-level fridge, integrated low-level freezer, space for a dishwasher, one and a half bowl stainless steel sink with drainer, tiled splash back, combination boiler, power points and tiled flooring.

### First Floor

### Landing

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, wooden balustrades and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, triple fitted wardrobes with mirrored front, power points, radiator and carpeted flooring.



### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, tiled bath with waterfall shower and extra shower head, toilet, wall mounted sink with storage, wall mounted mirror with lighting, heated towel rail, tiled walls and tiled flooring.

### Second Floor

### Loft Room

Smooth set ceiling, downlights, wooden framed Velux windows to the side aspect, UPVC double glazed windows to the rear aspect, power points, wall lights, radiator and laminate flooring.

### Outside

### Garden

Mainly laid to lawn with patio and decking area, surrounding wooden fences, surrounding shrubbery, shingle area, outside tap and side gated access.

### Driveway

Blocked paved driveway with space for multiple vehicles, surrounding hedges and brick walls, patio and side gated access.

### Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: C - Approximately £2,133.33 per annum.

### Stamp Duty

First Time Buyer: £3,750  
Moving Home: £8,750  
Additional Property: £27,500