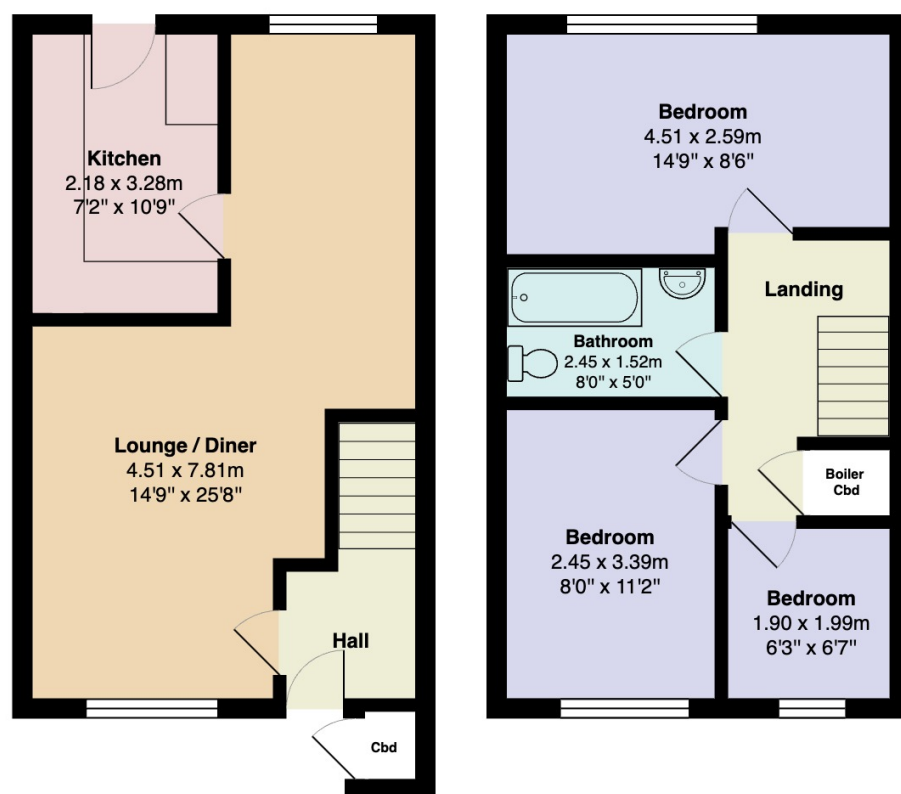




LINKHOMES
ESTATE AGENTS

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Total Area: 71.0 m² ... 764 ft²
All measurements are approximate and for display purposes only



26 Hooke Close, Poole, Dorset, BH17 8BB
Guide Price £325,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom end-terraced house situated in the much-desired and residential area of Canford Heath. Benefitting from an array of fine features including three good-sized bedrooms, an open-plan living room/dining room, a modern separate kitchen with space for appliances, a three-piece family bathroom suite, a low maintenance private rear garden and two off-road parking spaces! This is the perfect first time buy & is a must view to fully appreciate the accommodation on offer!

Canford Heath offers some great local amenities, some of which includes Supermarkets such as Asda & Iceland Foods, The Post office, multiple bus routes, local pubs and the Canford Heath Nature Reserve which is perfect for dog walking. Hooke Close is situated in a great location for the schools, some of these include Canford Heath Junior, Magna Academy and both grammar schools are also close by. The popular Broadstone high street is just 2.3 miles away and will take you approximately 7 minutes to get to by car. Poole/ Bournemouth Town centres are only a short drive away. A truly brilliant location!

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

Ceiling light, smoke alarm, consumer unit, composite door to the front aspect, stairs to the first floor and LVT flooring.

Open Plan Living Room/Dining Room

Coved ceiling, ceiling lights, UPVC double glazed window to the front and rear aspect, radiators, power points, Hive system, storage cupboard, television point and LVT flooring.

Kichen

Ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, wall and base fitted units, space for a longline fridge/freezer, space for a washing machine, space for a tumble dryer, integrated dishwasher, one and a half bowl composite sink with drainer, tiled splash back, four point induction hob with integrated oven and extractor fan, power points and LVT flooring.

First Floor

Landing

Ceiling light, loft hatch, smoke alarm, UPVC double glazed window to side aspect, radiator, power points, wooden balustrades and carpeted flooring.

Bedroom One

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Two

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



Bedroom Three

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

Bathroom

Ceiling light, extractor fan, panelled bath with an electric shower and glass shower screen, pedestal sink, part tiled walls, toilet, shelving, stainless steel heated towel rail and LVT flooring.

Outside

Garden

Tiered garden, partial patio and partial artificial lawn, side gated access, outside light, outside tap, surrounding wooden fences and shingle area.

Driveway

Shingle driveway with space for one vehicle, there is also a second allocated parking space opposite the property.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.
The property benefits from CCTV and an alarm system

Stamp Duty

First Time Buyer: £1,250
Moving Home: £6,250
Additional Property: £22,500