



LINKHOMES
ESTATE AGENTS

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Total area: approx. 124.2 sq. metres (1336.4 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.



12 Denmark Lane, Poole, Dorset, BH15 2DG
Guide Price £375,000

**** OVER 1,300 SQUARE FEET OF LIVING ACCOMMODATION ** FULLY-OWNED SOLAR PANELS ****
WALKING DISTANCE TO POOLE TOWN CENTRE ** Link Homes Estate Agents are delighted to offer for sale this well-presented and extended three bedroom end-terraced house situated in the BH15 postcode. Benefitting from an array of fine features including three good-sized bedroom with bedroom one offering a bay window, an open-plan kitchen/breakfast room with with space for appliances and a dining table and direct access onto the low maintenance private rear garden, a living room with one log burner and an open fire, a stylish three-piece bathroom suite, a loft room and a concrete driveway with parking for one vehicle.

Poole Hospital, The Bus Station, The Lighthouse (Poole's centre for the arts), The High Street, Poole Park, The Quay and Baiter Park are just very few of many attractions within walking distance from the property. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. Poole train station is also within walking distance and connects to the direct line taking you to London Waterloo. Schools close by include St Edwards Catholic, 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

Porch

Smooth set ceiling, UPVC single door to the front aspect and laminate flooring.

Entrance Hallway

Coved and smooth set ceiling, ceiling light, wooden door to the front aspect, radiator and a staircase to the first floor.

Open Plan Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, open fire, log burner, radiators, under stairs storage cupboard with the consumer unit enclosed, power points and carpeted flooring.

Kitchen/Breakfast Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, space for an American style fridge/freezer, space for a washing machine, space for a tumble dryer, space for a slimline dishwasher, five ring 'Range Master' electric hob with integrated ovens, extractor fan and glass splash back, tiled splash back, under counter lighting, longline radiator, power points with USB charging, cupboard with the combination boiler enclosed and vinyl flooring.

First Floor

Landing

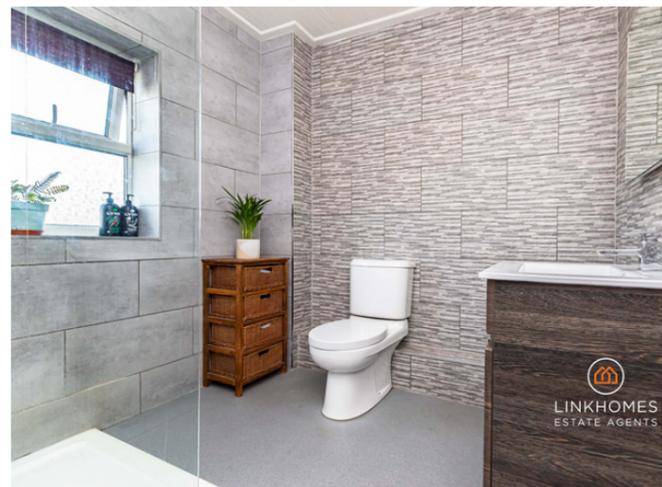
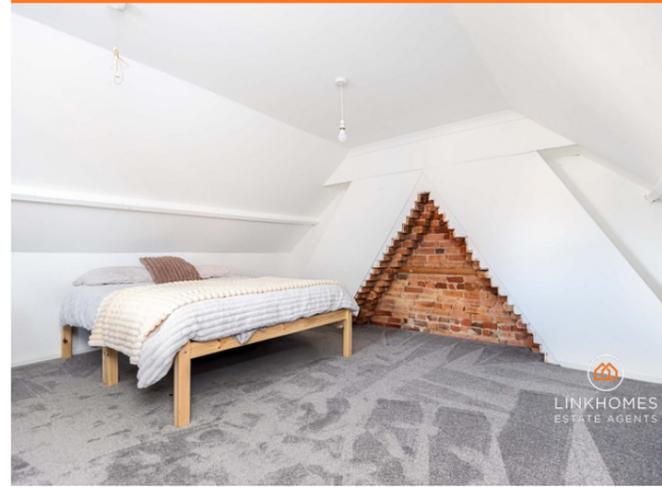
Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, radiator, staircase to the ground and second floor, wooden balustrades, power points, under stairs storage cupboard and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the front aspect, feature fireplace, storage cupboard, power points 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

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

Bathroom

Panelled ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, extractor fan, walk-in waterfall shower with additional shower head, toilet, wall mounted sink with storage, wall mounted mirror, stainless steel heated towel rail, tiled walls and vinyl flooring.

Second Floor

Loft Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, exposed brick, power points, television point and carpeted flooring.

Outside

Garden

Laid to patio, surrounding wooden fences, outside tap, outside light and an outbuilding.

Driveway

Concrete driveway with parking for one vehicle and a brick-built wall.

Agents Notes

Useful Information

Tenure: Freehold
 EPC: D
 Council Tax Band: C- Approximately £2,004.38 per annum.
 Solar panels, fully owned.

Stamp Duty

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