

GROUND FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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LINKHOMES
ESTATE AGENTS



1 Herbert Place, 315a, Herbert Avenue, Poole, Dorset, BH12 4HT
Guide Price £280,000

**** PERFECT FIRST-TIME BUY **** Link Homes Estate Agents are pleased to present for sale this two bedroom end of terrace house situated in the sought-after development 'Herbert Place' in Poole consisting of only five properties. This perfect first time buy offers an array of standout features including an open-plan living room with direct access onto the private rear garden, a modern kitchen with integrated appliances and ample storage, a spacious downstairs WC, two double bedrooms with bedroom two offering built-in storage, a fully-tiled three piece bathroom suite and allocated parking for one vehicle. A perfect first time buy, tucked away in a private development!

Herbert Place sits centrally between the popular Bournemouth and Poole Town Centres. Tower Park, Turbary Retail Park, Poole Retail Park, Ashley Road and the desirable Ashley Cross are within close proximity. All of which offer a range of shops and useful amenities and are all close by. Poole, Parkstone or Branksome Train Stations are only a short drive away and connect to the mainline to London Waterloo in approximately two hours. Near by you can also find the seven miles long of award-winning sandy beaches.

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

Smooth set ceiling, downlights, smoke alarm, double-glazed UPVC composite door to the front aspect, radiator, wall-mounted storage, power points and laminate flooring.

Bathroom

Smooth set ceiling, downlights, fully-tiled, double-glazed UPVC frosted window to the front aspect, toilet, stainless steel heated towel rail, wall-mounted sink with storage, wall-mounted mirror and tiled flooring.

Kitchen

Smooth set ceiling, downlights, smoke alarm, wall and base mounted units, four-point gas hob, overhead stainless steel extractor fan, integrated oven, integrated longline fridge/freezer, vinyl splashback, power points, one and half bowl composite sink, integrated slimline dishwasher and laminate flooring.

Living Room

Smooth set ceiling, downlights, understairs storage housing the consumer unit and space for a washing machine, double-glazed UPVC single door to the rear aspect, double-glazed UPVC window to the rear aspect, radiator, television point, power points and laminate flooring.

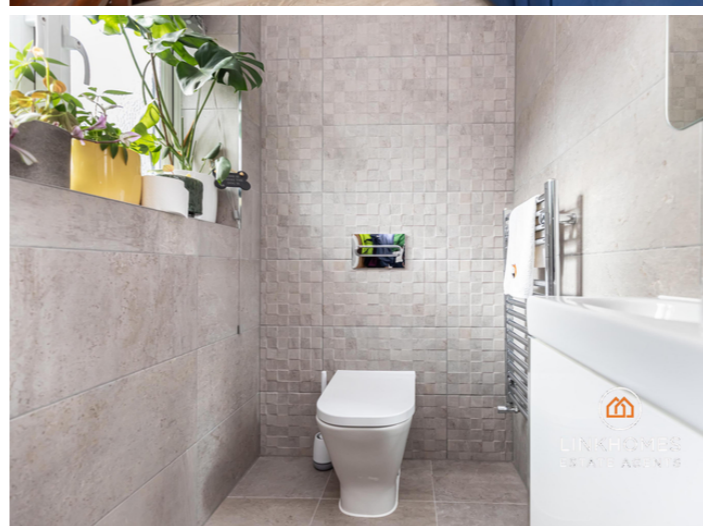
First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft access, power points, radiator and carpeted flooring.

Bedroom One

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



Bedroom Two

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

Bathroom

Smooth set ceiling, downlights, extractor fan, fully-tiled, panelled bath with overhead shower, toilet, wall-mounted sink with storage, wall-mounted mirror with feature lighting, stainless steel heated towel rail and laminate flooring.

Outside

Garden

Partial-shingle, partial-soil, surrounding wooden fences, shed, raised sleepers and side-gated access.

Driveway

Allocated parking for one vehicle, one visitor parking space, outside, light, outside tap, and side-gated access.

Useful Information

Agent's Notes

Tenure: Freehold

EPC: B

Council Tax Band: B - Approximately £1,670.48 per annum

This property benefits from solar panels.

Maintenance Charge: £67.83 per month that goes towards the water pump, sewage pump and upkeep of the driveway.

The property benefits from the remainder of a building warranty.

Stamp Duty

First Time Buyer: £0

Moving Home: £1,500

Additional Property: £9,900