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LINKHOMES
 ESTATE AGENTS



Total Area: 90.3 m² ... 972 ft²
 All measurements are approximate and for display purposes only



64 Bourne Valley Road, Poole, Dorset, BH12 1DU
 Guide Price £380,000

**** STUNNING FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this two bedroom, semi-detached home situated in the much-desired and residential area of Branksome. Benefitting from an array of standout features including a open-plan modern kitchen/dining room with integrated appliances and French doors leading onto Westerly-facing garden, a separate living room with a log burner, two bedrooms with bedroom one offering bespoke fitted wardrobes, a separate dressing room, a three-piece bathroom suite, a downstairs cloakroom, ample storage and a block-paved driveway for multiple vehicles. This is a must-view to appreciate the accommodation on offer.

Bourne Valley Road Road is renowned for it's family friendly appeal and close proximity to Coy Pond, Bournemouth Gardens and Westbourne Village. Westbourne offers a range of attractions such as cafes, restaurants, pubs, the post office, the library, Marks & Spencer's and various other useful amenities. Westbourne and the West Cliff beaches are only half a mile apart. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo, with the closest train station under half a mile away.

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

Downlights, double-glazed UPVC composite door to the front aspect, double-glazed UPVC window to the front and side aspect and tiled flooring.

Entrance Hall

Coved and smooth set ceiling, smoke alarm, down lights, power points, radiator, alarm system, understairs storage, thermostat, stairs to the first floor and laminate flooring with an fitted coconut mat.

Living Room

Smooth set ceiling, down lights, double-glazed UPVC window to the front aspect, woodburner with surrounding tiles, power points, television point, built-in shelving and cupboards with feature strip lighting, radiator and laminate flooring.

Kitchen/Dining Room

Smooth set ceiling, ceiling lights, double-glazed UPVC windows to the side and rear aspect, double-glazed UPVC French doors to the rear aspect, wall and base mounted units, four-point Induction hob with stainless steel overhead extractor fan and tiled splashback, integrated oven, integrated longline fridge/freezer, integrated dishwasher, integrated washing machine, stainless steel sink with drainer, feature fireplace, a feature breakfast bar with space for bar stools, radiators, power points and laminate flooring.

Cloakroom

Ceiling light, toilet, wall-mounted sink with tiled splashback and vinyl flooring.

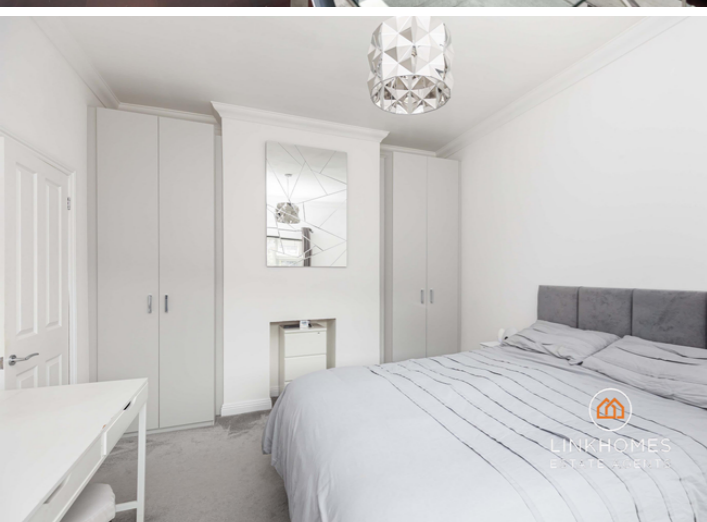
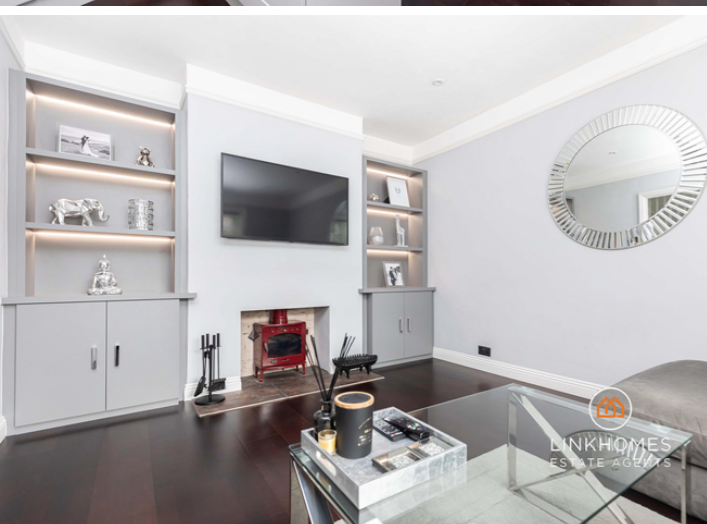
First Floor

Landing

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

Bedroom One

Coved and smooth set ceiling, ceiling light, triple-glazed UPVC window to the front aspect, radiator, bespoke fitted wardrobes, power points, television point and carpeted flooring.



Bedroom Two

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

Dressing Room

Smooth set ceiling, ceiling light, triple-glazed UPVC frosted window to the front aspect, radiator, tiled walls and carpeted flooring.

Bathroom

Coved and smooth set ceiling, down lights, extractor fan, double-glazed UPVC frosted window to the rear aspect, panelled bath with overhead waterfall shower, extra shower head and glass shower screen, wall-mounted sink with under-storage, toilet, stainless steel heated towel rail, wall-mounted mirror, airing cupboard housing the combi boiler and vinyl flooring.



Outside

Garden

Tiered garden, partial patio, partial laid to lawn, partial decking, surrounding wooden fences, surrounding shrubbery, raised sleepers, brick-built walls, a shed, outside tap and side-gated access to the front.



Driveway

Block-paved driveway for multiple vehicles, outside light and surrounding wooden fences.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: C - Approximately £1,909.11 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £6,500
Additional Property: £17,900

