

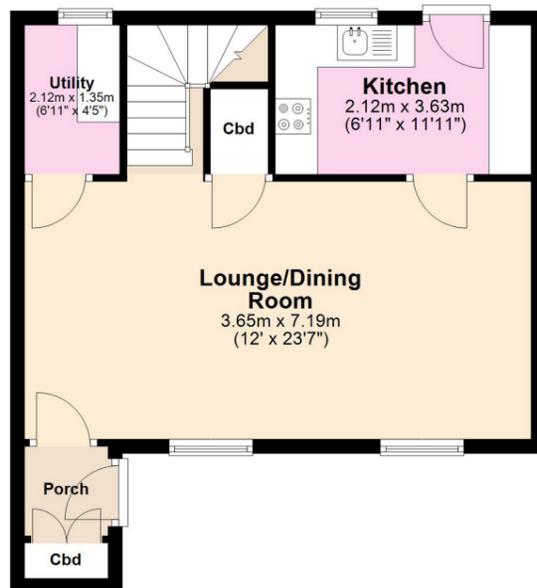


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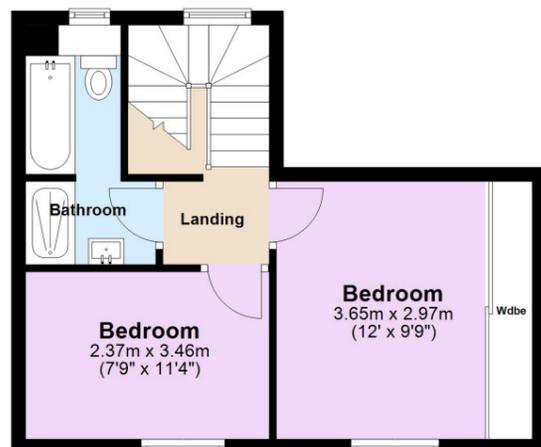


LINKHOMES
ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 78.4 sq. metres (844.1 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.

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.



8 St Clements Road, Poole, Dorset, BH15 3PD

Guide Price £315,000

**** PERFECT FIRST TIME BUY ** BEAUTIFULLY-PRESENTED ** TWO ALLOCATED PARKING SPACES ****

Link Homes Estate Agents are delighted to present for sale this charming two bedroom end-terraced house situated in the sought-after and residential BH15 postcode. Benefitting from an array of fine features including two double bedrooms with bedroom one offering fitted wardrobes, a bright and airy open-plan living/dining room, a separate modern kitchen with direct access onto the low-maintenance private rear garden, a stylish four-piece bathroom suite, a utility room and two allocated parking spaces. This is a must-view to appreciate the charm and accommodation on offer!

St Clements Road sits centrally between Oakdale and Parkstone, and is within walking distance to a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets and the main bus routes. The property is situated in a great location for schools, some of these include Livingstone Infant School, Livingstone Junior School, Ocean Academy and St. Edwards RC & CofE School. The property is a short drive to Dorset Way taking you to both Poole & Bournemouth town centres. Parkstone and Branksome Train Station are within close proximity to the property and connect to the mainline which takes you directly to London Waterloo in approximately 2 and half hours. A truly great location!



Ground Floor

Porch Area

Smooth set ceiling, ceiling light, column radiator, storage cupboard, UPVC frosted front door and tiled flooring.

Living Room/Dining Room

Coved and smooth set ceiling, two ceiling lights, UPVC double glazed windows to the front aspect, two column radiators, storage cupboard with the consumer unit enclosed, 'Honeywell' thermostat, power points, television point and carpeted flooring.



Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted door to the rear aspect, wall and base fitted units, tiled splash back, 'Blanco' induction hob, 'Beko' integrated oven, stainless steel extractor fan, composite sink with drainer, power points, 'Glow Worm' boiler, integrated low-level fridge, integrated slimline 'Logic' dishwasher and tiled flooring.

Utility Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, space for a tumble dryer, space for a washing machine, space for a longline fridge/freezer, radiator and tiled flooring.



First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed frosted window to the rear aspect, wooden balustrades and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, loft hatch (boarded and fitted ladder), UPVC double glazed window to the front aspect, radiator, power points, television point, built-in wardrobes and carpeted flooring.

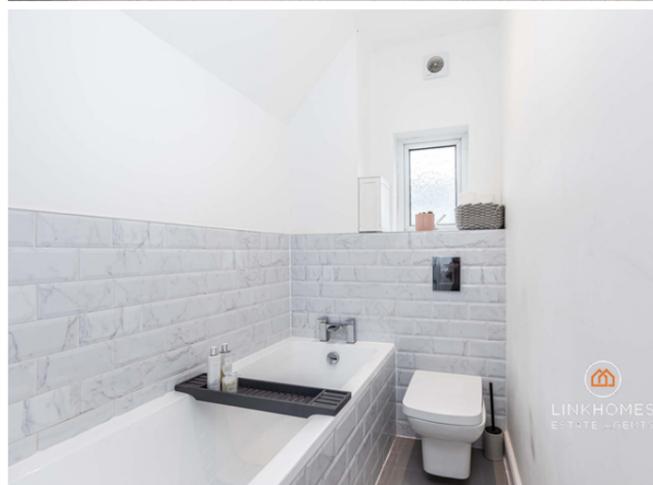


Bedroom Two

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

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, part tiled walls, toilet, tiled bath, heated towel rail, enclosed shower with rainfall shower and extra shower head, mirror with lighting, sink with under storage and tiled porcelain flooring.



Outside

Garden

Laid to artificial grass with decking area, outside light, surrounding fences, outside tap, wooden raised planters, side gated access and surrounding shrubbery.

Driveway

Block-paved driveway with two allocated spaces to the front and rear, outside light, brick walls and shrubbery.



Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £750
Moving Home: £5,750
Additional Property: £21,500

