

Total Area: 74.0 m² ... 797 ft²
 All measurements are approximate and for display purposes only



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.



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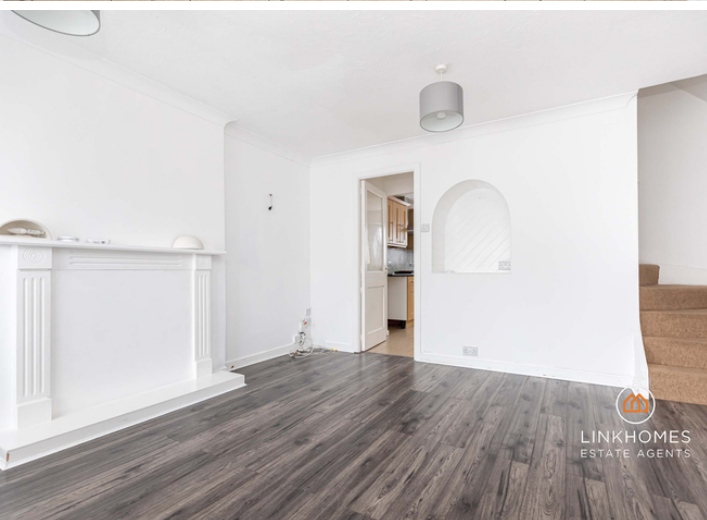
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 ESTATE AGENTS



16 Radipole Road, Poole, Dorset, BH17 8BY
Guide Price £315,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this four bedroom terraced house situated in the residential area of Canford Heath. Benefitting from an array of fine features including four bedrooms, an open-plan kitchen/dining room with direct access on to the low maintenance private rear garden, a living room to the front aspect, a three-piece family bathroom suite, a downstairs toilet and ample storage throughout. This is a must-view to appreciate the living accommodation and position 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. Radipole Road 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 2.2 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.



Ground Floor

Entrance Porch

Coved ceiling, ceiling light, UPVC double glazed frosted single door to the front aspect and a coconut matt.

Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, two radiators, internet point, television point, power points and laminate flooring.

Kitchen/Dining Room

Smooth set ceiling, ceiling lights, UPVC double glazed single stable door to the rear aspect, wall and base fitted units, four-point gas hob with overhead stainless steel extractor fan and integrated double oven, space for a washing machine, space for a dishwasher, tiled splash back, space for a longline fridge/freezer, pantry cupboard with the consumer unit enclosed, additional cupboard and tiled flooring.

Downstairs W/C

Coved ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink with storage, radiator, part tiled walls and laminate flooring.

First Floor

Landing

Ceiling light, loft hatch, smoke alarm, thermostat, airing cupboard with the boiler and immersion cylinder enclosed, storage cupboard with shelving, power points and carpeted flooring.

Bedroom One

Ceiling light, UPVC double glazed windows to the front aspect, radiator, power points, television point, fitted rail 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 rear aspect, radiator, storage cupboard with a rail, power points and carpeted flooring.

Bedroom Four

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

Bathroom

Ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with a shower head and overhead electric shower, pedestal sink, toilet, radiator, tiled walls and tiled flooring.

Outside

Garden

Laid to decking and artificial lawn, surrounding wooden fences, side gated access and a tap.

Front of the Property

Blocked paved pathway, shingle area and access to a parking space at the rear.

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