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LINKHOMES
ESTATE AGENTS



52 Queens Road, Poole, Dorset, BH14 9HG
Guide Price £525,000

**** CHARMING CHARACTER FAMILY HOME ** COURTHILL SCHOOL CATCHMENT AREA ** SOUTHERLY-FACING GARDEN **** Link Homes Estate Agents are delighted to offer for sale this immaculately-presented three bedroom detached family home in the prestigious Lower Parkstone location. Bursting with charm and benefitting from an array of standout features including three good-sized bedrooms, a timeless open-plan kitchen/dining room with bi-fold doors leading onto the Southerly-facing landscaped garden, a separate living room with gorgeous exposed brick, a stylish three-piece family bathroom suite, a downstairs WC, a single garage and a block-paved driveway with off-road parking for multiple vehicles. This is a must-view to appreciate the charm and attention to detail on offer!

Queens Road is positioned centrally between the much-loved Ashley Cross and Ashley Road where you can find a range of bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Local schools and nurseries include Courthill Infants School, Badon Powell Junior School and Bright Horizons Montessori Day Nursery. Close by you can also find Bournemouth's award-winning sandy beaches. Bournemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo.

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 Hall

Coved and smooth set ceiling, smoke alarm, ceiling light, UPVC double glazed frosted window to the front aspect, UPVC double glazed composite door to the front aspect with feature-stained glass, column radiator, understairs storage, power points, alarm system, staircase to the first floor and herringbone Amtico flooring.

Living Room

Smooth set ceiling, ceiling lights, UPVC double glazed bay window to the front aspect, bespoke fitted shutters, storage cupboard, feature fireplace with exposed brick, power points, television point, internet point, column radiator and herringbone Amtico flooring.

Downstairs WC

Smooth set ceiling, ceiling light, extractor fan, toilet, part tiled walls, wall mounted sink with storage and herringbone Amtico flooring.

Kitchen/Dining Room

Coved and smooth set ceiling, feature lights, smoke alarm, UPVC double glazed bi-fold doors to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, four point induction hob with double under oven, glass splash back, feature under counter lighting, power points with USB charging, Quartz worktops, island with butler sink and Woodar instant hot water tap, room for bar stools, column radiator and herringbone Amtico flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (boarded with ladder), single glazed frosted wooden window to the side aspect, 'Thermos Net' thermostat, feature runner on the stairs and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, wall mounted lights, UPVC double glazed bay window to the front aspect, bespoke fitted shutters, column radiator, wall mounted air conditioning system, power points and carpeted flooring.



Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, bespoke fitted shutters, column radiator, triple built-in wardrobes with the combination boiler enclosed, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, bespoke fitted shutters, column radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted windows to the front aspect, bespoke fitted shutters, extractor fan, part tiled walls, longline radiator, tiled bath with overhead waterfall shower, sink with under storage, toilet, wall mounted mirror with lighting, underfloor heating and tiled flooring.



Outside

Rear Garden

Decking area, patio area, lawn area, steps down into the garden, pergola area, surrounding wooden fences, outside tap, outside lighting, outside power points and side gated access.

Garage

Single garage with a pitched roof with lighting and power.

Driveway

Blocked paved driveway for multiple vehicles, outside lighting, wooden porch area, surrounding wooden fences and shrubbery.



Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: C - Approximately £1909.11 per annum

Stamp Duty

First Time Buyer: £16,250
Moving Home: £16,250
Additional Property: £42,500

