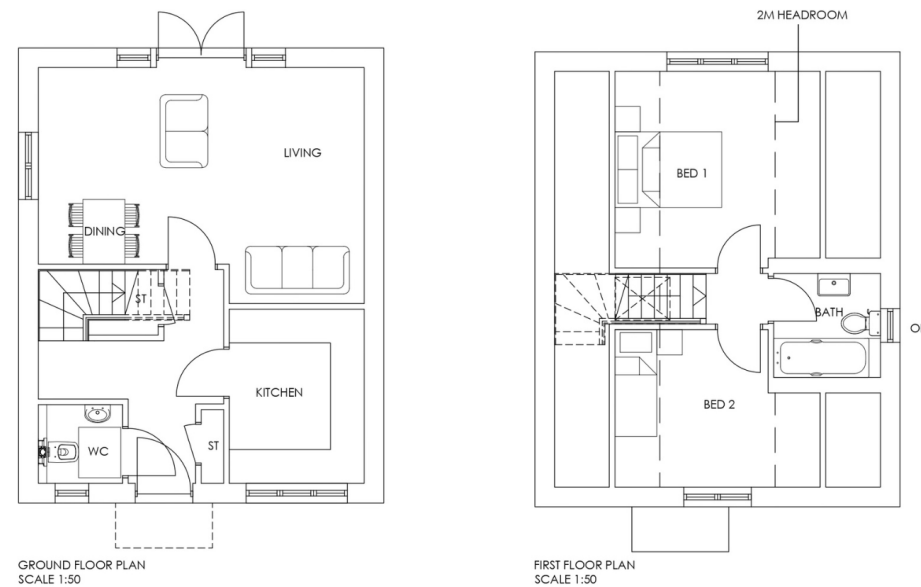


Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



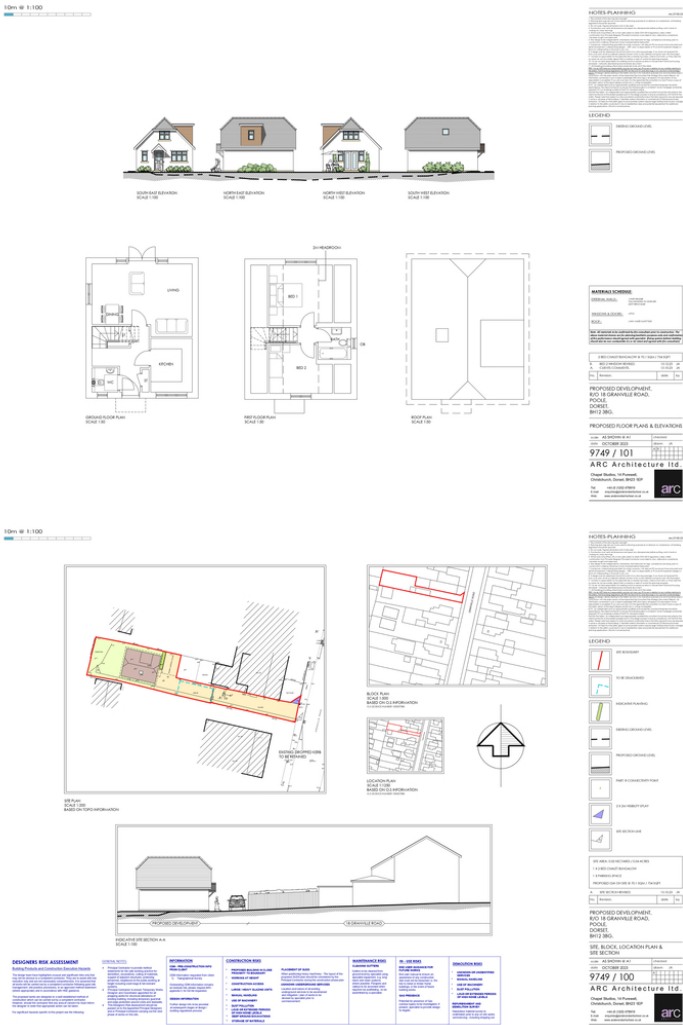
18 Granville Road, Poole, Dorset, BH12 3BG
Guide Price £335,000

**** NEW BUILD DETACHED HOUSE ** 10 YEAR NEW BUILD WARRANTY **** Link Homes Estate Agents are delighted to present for sale this two bedroom detached house situated in the residential BH12 postcode. Benefitting from an array of standout features including two good sized bedrooms, a modern shaker style separate kitchen with integrated appliances, an open plan living room/dining room with direct access leading onto the private rear garden, a fully tiled three-piece family bathroom suite, downstairs W/C, underfloor heating to the ground floor, a private westerly facing landscaped garden and a blocked paved driveway with parking for one vehicle. **** DUE FOR COMPLETION SUMMER 2025 ****

Granville Road is a short walk to Ashley Road where you can find many useful amenities such as cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the DW gym is also on site. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. Branksome Train Station is approximately 1.3 miles away from the property with direct routes to Bournemouth, Southampton & 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 Hallway

Smooth set ceiling, low energy downlights, door to the front aspect opening onto the driveway, 'Heatmiser' thermostat and Polyfloor Colonia LVT Woodland Oak flooring.

Shaker Style Kitchen

Smooth set ceiling, UPVC double glazed window to the front aspect, low energy downlights, wall and base fitted units, solid Formica worktop, under mounted bowl and a half stainless steel sink, 'Heatmiser' thermostat, induction hob with stainless steel extractor fan and integrated double oven, integrated dishwasher, integrated longline fridge/freezer, power points and Polyfloor Colonia LVT Woodland Oak flooring.

Open Plan Living Room/Dining Room

Smooth set ceiling, low energy downlights, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear aspect, power points, 'Heatmiser' thermostat, television point and Polyfloor Colonia LVT Woodland Oak flooring.

Downstairs W/C

Smooth set ceiling, downlights, LED low level motion sensor lighting, extractor fan, UPVC double glazed window to the front aspect, toilet, hand wash basin, tiled walls and tiled flooring.

First Floor

Landing

Smooth set ceiling, downlights, 'Heatmiser' thermostat, power points and carpeted flooring.

Bedroom One

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

Bedroom Two

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

Bathroom

Smooth set ceiling, downlights, low level sensor lighting to the walls and bath panel, wall mounted sink with under cupboard, wall mounted mirror, panelled bath with overhead shower and glass shower screen, toilet tiled walls, stainless steel heated towel rail, tiled walls and tiled flooring.

Outside

Garden

Westerly facing landscaped garden and outside lighting.

Driveway

Blocked paved driveway with space for one vehicle and outside lighting.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: TBC
Unfloor heating through-out the ground floor.
Ideal 'Logic' combination boiler with two year guarantee.
Integrated appliances in the kitchen also come with a two year guarantee.
Important - Some specification in this brochure may be subject to change as the property isn't yet built.

Stamp Duty

First Time Buyer: £1,750
Moving Home: £6,750
Additional Property: £23,500