

Total Area: 98.1 m<sup>2</sup> ... 1056 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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



**52 Collwood Close, Poole, Dorset, BH15 3HG**  
**Guide Price £340,000**

\*\* PERFECT FIRST TIME BUY \*\* SOUTH-WESTERLY FACING PRIVATE REAR GARDEN \*\* Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom terraced house situated in the BH15 postcode. Benefiting from an array of fine features including three good-sized bedrooms with bedrooms one and two offering fitted wardrobes, a sociable kitchen including a breakfast bar with room for bar stools, an open-plan living room/dining room with feature panelling and direct access onto the low maintenance South-Westerly facing private rear garden, a divided garage (perfect for working from home or storage) and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the quiet position and accommodation this family home has to offer!

Oakdale is a desirable and residential area, centrally-located and within walking distance to Poole Town Centre, Poole Bus Station and Poole Train Station which is just 1.6 miles away, which connects to the main line going to London Waterloo in just over two hours. Schools close by include Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/Junior, St Edwards and Ocean Academy. Some useful amenities including the Co-op and Tesco Fleets Bridge, Nuffield Industrial Estate and David Lloyd among many others are also not far from the property.

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 Porch

Smooth set ceiling, wall light, UPVC double glazed single door with frosted glass to the side aspect, UPVC double glazed frosted window to the side aspect and laminate flooring.

### Entrance Hallway

Smoke alarm, ceiling light, stairs to the first floor, radiator, understairs storage cupboard, power points and LVT flooring.

### Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, wall and base fitted units, stainless steel sink with drainer, space for a washing machine, space for a dishwasher, four point electric hob with integrated oven, glass splash back and overhead extractor fan, power points, breakfast bar with room for stools, space for an American style fridge/freezer, radiator, power points and LVT flooring.

### Living Room/Dining Room

Coved ceiling, ceiling light, UPVC double glazed sliding doors to the rear aspect, feature electric fireplace, feature panelling, feature cedar panelling, radiator, power points and LVT flooring.

## First Floor

### Landing

Ceiling light, smoke alarm, loft hatch (ladder, lighting and boarding), power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, two double fitted wardrobes, power points and laminate flooring.

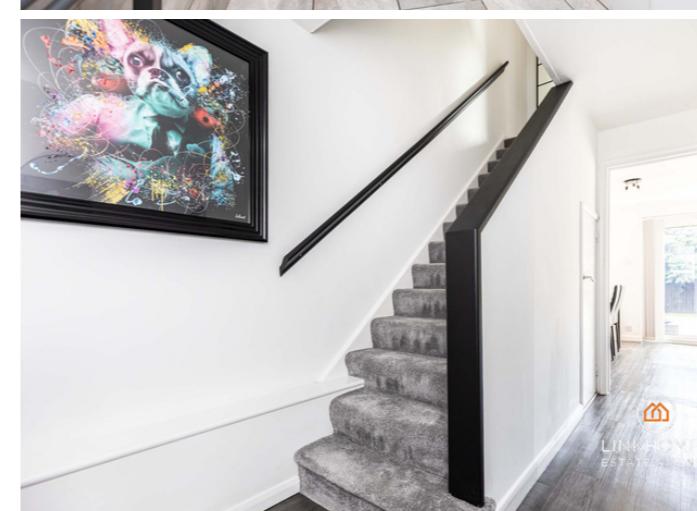
### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, fitted triple wardrobes, storage cupboard with the water cylinder and shelving enclosed, power points, radiator and laminate flooring.



## Bedroom Three

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



## Bathroom

Smooth set ceiling, ceiling lights, UPVC double glazed frosted window to the front aspect, panelled bath with waterfall shower and an additional shower head, toilet, wall mounted sink with under storage, heated towel rail, tiled walls and tiled flooring.

## Outside

### Garage

The garage is split into two. The front compromises of an up and over door and concrete flooring.

The rear compromises of smooth set ceiling, ceiling lights, UPVC double glazed window to the side aspect, a cupboard with the boiler enclosed, cupboard with consumer unit enclosed, power points and laminate flooring.

### Garden

Laid to artificial lawn, patio area and surrounding wooden fences.

### Driveway

Shingle driveway with parking for multiple vehicles, outside tap, storage cupboard and outside lights.

### Agents Notes

### Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C - Approximately £2,004.38 per annum.

### Stamp Duty

First Time Buyer: £2,000

Moving Home: £7,000

Additional Property: £24,000