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LINKHOMES
ESTATE AGENTS

Ground Floor



Total area: approx. 109.8 sq. metres (1182.1 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.



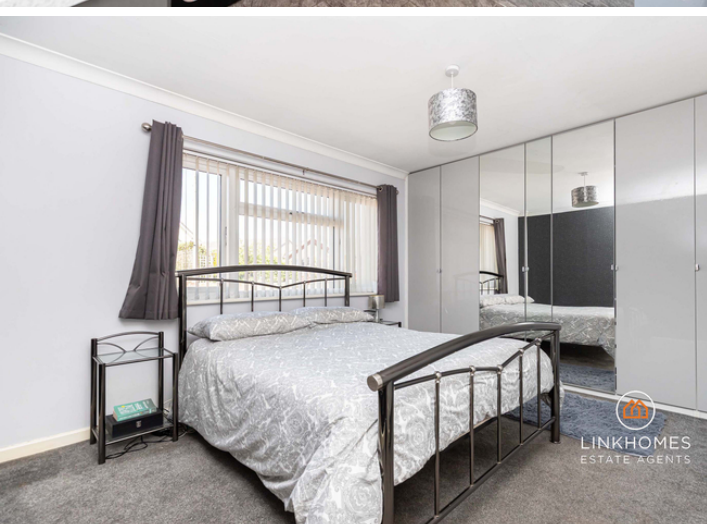
5 Fletcher Close, Bournemouth, Dorset, BH10 5NE Offers Over £400,000

**** ALMOST 1,200 SQUARE FEET OF LIVING ACCOMMODATION ** CUL-DE-SAC LOCATION **** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom detached bungalow situated in the popular BH10 postcode. Positioned on a corner plot and benefitting from an array of fine features including four good-sized bedrooms with bedroom three offering a three-piece en-suite bathroom, an airy living room/dining room with direct access on the private rear garden, a separate kitchen with integrated appliances, a two-piece family bathroom with a separate WC and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the position and living accommodation on offer!

Fletcher Close is tucked away in a quiet cul-de-sac of just a handful of bungalows, located in the BH10 postcode. The Turbary Retail Park is close by to the property which offers a range of shops such as The Range, Matalan, Dunelm, Farm Foods, Sports Direct, Starbucks, TK Maxx and more. The Kinson High Street is within walking distance to the property which have a variety of convenient amenities. A short drive away you have the Castlepoint Complex which is also useful for shopping. Bournemouth Town Centre and Bournemouth's blue-flag beaches and are only a short drive away and the Bournemouth Wessex Way is nearby giving direct access to the M27 motorway with London roughly just 2 hours 30 minutes' commute. There are also main line train routes from Bournemouth railway station 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 Hallway

Coved and smooth set ceiling, ceiling lights, loft hatch, smoke alarm, UPVC double glazed frosted windows to the front and side aspect, UPVC double glazed single door with frosted glass to the front aspect, double built-in storage cupboard, airing cupboard with the 'Glow Worm' combination boiler enclosed, cupboard with the consumer unit enclosed, radiators, coconut matt and carpeted flooring.

Living Room/Dining Room

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the rear and side aspect, UPVC double glazed single door to the rear aspect, radiators, power points, television point and carpeted flooring.

Kitchen

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated double oven, four point gas hob with stainless steel splash back and stainless steel extractor fan, space for a washing machine, integrated slimline dishwasher, one and a half bowl stainless steel sink with drainer, composite splash back, power points, radiator and tiled flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, triple built-in wardrobes with mirrored front and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the side aspect, UPVC double glazed frosted window to the side aspect, power points, radiator, internet point and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, en-suite shower room and carpeted flooring.



En-Suite Shower Room

Smooth set ceiling, ceiling light, extractor fan, enclosed electric shower, pedestal sink, toilet, stainless steel heated towel rail and vinyl flooring.

Bedroom Four

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall mounted electric radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower and glass shower screen, pedestal sink, stainless steel heated towel rail and vinyl flooring.

Separate W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, toilet, radiator and vinyl flooring.

Outside

Garden

Laid to lawn with patio area, slate shingle boarder, surrounding wooden fences, sheds, outside light, outside tap and side gated access.

Driveway

Blocked paved driveway with space for multiple vehicles, surrounding hedges and a slate shingle boarder.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £5,000
Moving Home: £10,000
Additional Property: £30,000