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LINKHOMES
 ESTATE AGENTS



14 Hinchliffe Road, Poole, Dorset, BH15 4ED
Guide Price £475,000

**** PERFECT FAMILY HOME ** SOUTHERLY-FACING GARDEN ** OVER 1,300 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to present for sale this three bedroom detached and extended family home situated in the much-desired and residential location of Hamworthy. Benefitting from an array of fine features including three good-sized bedrooms on the first floor, a sociable and open-plan kitchen/living space with a bespoke fitted dining table and direct access onto the Southerly-facing and low maintenance private rear garden, a separate snug living room with a bay window that could also be used as a fourth bedroom, a three-piece family bathroom suite, a downstairs WC, a garage offering power and lighting with internal access and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate this sociable living accommodation and desirable position this family home has to offer.

Hamworthy offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park, The Yachtsman pub, Hamworthy Football Club, Ham Common Viewpoint and Rockley Park. There are many other useful amenities such as Hamworthy train station that has a direct line to London Waterloo, shops, supermarkets such as Lidl and Co-op Food. Schools nearby include Twin Sails Infant School, Hamworthy Park Junior School, Bayside Academy and The Cornerstone Academy. Upton Country Park and Poole Quay are within close proximity, Bournemouth Town Centre and the award winning sandy beaches are only a short drive away.

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, ceiling light, composite door to the front aspect, UPVC double glazed window to the front aspect, radiator, power points, cupboard with the consumer unit enclosed and carpeted flooring.

Living Room

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

Reception Room

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, longline radiators, power points and carpeted flooring.

Open Plan Kitchen

Smooth set ceiling, downlights, skylight, smoke alarm, UPVC double glazed windows to the rear and side aspects, UPVC double glazed French doors to the rear aspect, wall and base fitted units, space for a American style fridge/freezer, integrated washing machine, integrated tumble dryer, integrated dishwasher, seven ring 'Range Cooker' gas hob with integrated ovens and overhead extractor fan, marble splash back, one and a half bowl butler sink with drainer, fitted dining table, longline radiator, radiator, power points and vinyl and carpeted flooring.

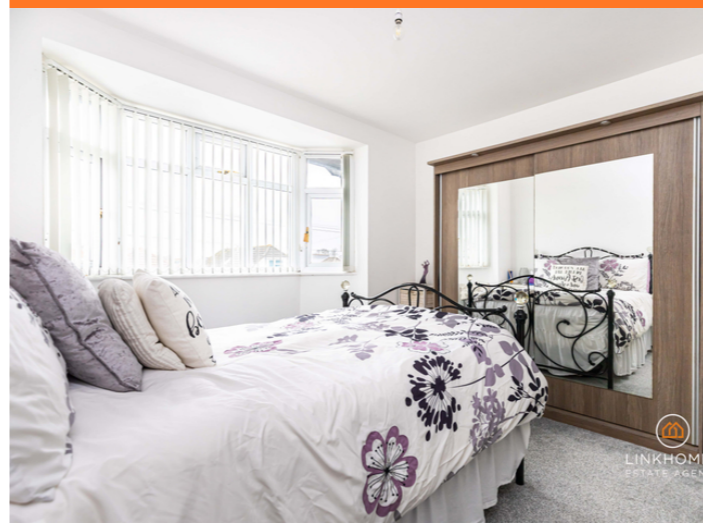
Downstairs W/C

Smooth set ceiling, ceiling light, UPVC single door with frosted glass to the side aspect with internal access to the garage, toilet, wall mounted sink with storage, vanity with mirrored front, part-tiled walls, radiator and laminate flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, partially boarded and lighting), airing cupboard with shelving, UPVC double glazed window to the side aspect, wooden balustrades, power point and carpeted flooring.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front, 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.

Bedroom Three

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

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with shower head, pedestal sink, toilet, part tiled walls, radiator and vinyl flooring.

Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, outside power, outside tap, outside light and access into the garage.

Garage

Wooden door to the rear aspect, wooden double doors to the front, power, lighting, combination boiler and concrete flooring.

Driveway

Block paved driveway with parking for multiple vehicles, laid to lawn, bin storage, surrounding wooden fences and an outside light.

Agents Notes

Useful Information

Tenure: Freehold
EPC: D
Council Tax Band: E - Approximately £2,933.31per annum.

Stamp Duty

First Time Buyer: £8,750
Moving Home: £13,750
Additional Property: £37,500