



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.



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



LINKHOMES
ESTATE AGENTS



63 Brixey Road, Poole, Dorset, BH12 3EY
Offers Over £400,000

**** NO FORWARD CHAIN ** ALMOST 1,600 SQUARE FEET OF ACCOMMODATION ** DOUBLE LENGTH GARAGE**

** Link Homes Estate Agents are delighted to present for sale this extended, three bedroom detached bungalow situated in the much-desired and residential area of BH12. Benefitting from an array of fine features including three double bedrooms with fitted wardrobes in bedrooms two and three, a separate kitchen with space for appliances, a bright and airy sitting room through lounge/dining room with direct access onto the private rear garden with a sunny disposition, a fully-tiled three-piece family bathroom suite, a conservatory, a double length garage offering power and lighting, a garden room and a driveway with parking for multiple vehicles. This is a must-view to appreciate the level of living accommodation and position on offer!

Brixey Road is approximately just a 4-minute drive away from the popular Ashley Road which consists of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes to Poole town centre and Bournemouth. Just beyond Ashley Road you can find Redlands Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Bourne Valley Nature Reserve and Coy Ponds are also a short drive away. Branksome Train Station is roughly just 1.8 miles away with direct routes to London Waterloo. A truly great location, viewings are highly recommended.



Ground Floor

Entrance Porch

Double glazed aluminium sliding doors to the front aspect, wall light and tiled flooring.

Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, radiator, power points and carpeted flooring.

Sitting Room

Coved ceiling, ceiling light, fitted storage, radiator, power points, feature fireplace and carpeted flooring.

Living Room/Dining Room

Coved ceiling, ceiling light, double glazed sliding doors to the rear aspect, feature fireplace, power points, television point, radiator, serving hatch through to the kitchen and carpeted flooring.

Kitchen

Ceiling tiles, downlights, UPVC double glazed window to the side aspect, UPVC double-glazed single door to the rear aspect, wall and base fitted units, four-point gas hob with extractor fan, integrated double oven, space for a washing machine, space for a longline fridge/freezer, tiled splash back, power points, cupboard with the 'Worcester' boiler enclosed, one and a half bowl stainless steel sink with drainer and tiled flooring.

Conservatory

UPVC roof, triple aspect UPVC double glazed windows to the side and rear aspect, single French door to the rear aspect, wall light, power points and tiled flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, double fitted wardrobes, fitted dressing table, fitted chest of drawers, radiator, power points and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, radiator, feature fireplace, storage cupboard, power points, internet point and carpeted flooring.



Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear and side aspects, two fitted wardrobes, fitted dressing table, radiator, power points and carpeted flooring.

Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, loft hatch, double enclosed shower, tiled walls, toilet, wall mounted sink with under storage, feature light with shaving point, radiator and tiled flooring.

Outside

Garden

Laid to artificial lawn with shingle area and tarmacked area, side gated access, surrounding wooden fences, surrounding shrubbery, outside light, outside tap and sleepers.

Garden Room

Flat roof, smooth set ceiling, UPVC double glazed window to the side aspects, aluminium sliding doors to the front aspect, power points and tiled flooring.

Garage

Double length garage with up and over manual door, lighting, separate consumer unit and power.

Driveway

Blocked paved and tarmacked driveway with space for multiple vehicles, surrounding shrubbery, surrounding rendered walls and gates.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum

Stamp Duty

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