



Total Area: 74.6 m<sup>2</sup> ... 804 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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.



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**19 Lodge Close, Poole, Dorset, BH14 9BD**  
**Guide Price £350,000**

**\*\* NO FORWARD CHAIN \*\* COURTHILL SCHOOL CATCHMENT \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom semi detached house situated in the BH14 postcode. Situated in a quiet cul-de-sac, and benefitting from an array of fine features including three good-sized bedrooms, an open-plan living room/dining room with direct access onto the low maintenance private rear garden, a modern kitchen with an integrated dishwasher and undercounter fridge and a well-presented three-piece family bathroom suite! This is the perfect first time buy!

Lodge Close is tucked away in a quiet cul-de-sac and is positioned centrally between the much-loved Penn Hill and Ashley Cross where you can find a range of bars, cafes, restaurants, the Ashley Cross Green, barbers, hairdressers and many other convenient useful amenities and attractions. Local schools and nurseries include Courthill Infants School, Badon Powell Junior School and Bright Horizons Montessori Day Nursery. Close by you can also find Bournemouth's award-winning sandy beaches. Bournemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo in approximately two hours.





## Ground Floor

### Open Plan Living Room/Dining Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, double glazed composite door to the front aspect, two radiators, power points with USB charging, television point, 'HIVE' thermostat, UPVC double glazed French doors to the rear aspect and partially carpeted and laminate flooring.

### Kitchen

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed windows to the side aspect, 'Worcester' combination boiler, wall and base fitted units, integrated dishwasher, integrated low level fridge, four point 'Neff' induction hob with integrated 'Neff' oven and overhead stainless-steel extractor fan, space for a washing machine, tiled splash back, power points with USB charging and laminate flooring.

## First Floor

### Landing

Coved and smooth set ceiling, smoke alarm, ceiling light, airing cupboard, loft hatch and carpeted flooring.

### Bedroom One

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

### Bedroom Two

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



### Bathroom

Coved and smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, part tiled walls, panelled bath with overhead shower and glass shower screen, pedestal sink, toilet, radiator and tiled flooring.

## Outside

### Garden

Laid to artificial lawn, surrounding wooden fences, outside tap, side gated access and shingle boarder.

### Front Garden

Patio steps, artificial lawn, surrounding brick fences, side gated access and a gate.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £2,500  
Moving Home: £7,500  
Additional Property: £25,000