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LINKHOMES  
 ESTATE AGENTS



14 Maryland Road, Poole, Dorset, BH16 5BQ  
 Guide Price £300,000

**\*\* BOASTING ALMOST 1,100 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom semi-detached house situated in the residential BH16 postcode. Benefitting from an array of fine features including four good-sized bedrooms on the first floor, a separate living room with a feature wood burner, a kitchen with space for appliances, a separate dining room with fitted storage, a three-piece family bathroom suite, a downstairs WC, a low maintenance private rear garden and a single garage.

Maryland Road is situated in the BH16 postcode which is centrally-located between Hamworthy and Upton with an array of local amenities including Lidl, Supreme Fitness Centre Gym, Lake Pier, Hamworthy Park, South Haven Close View Point and Upton Country Park. Local schools and nurseries include Muddy Boots Nursery and Bayside Academy which are both under 0.1 miles away. Hamworthy Train Station is just a short walk away from the property which offers direct links to Bournemouth, Southampton and London Waterloo and access onto the A35 is just 2 miles 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 Porch

Coved ceiling, ceiling light, composite front door to the side aspect, UPVC double glazed windows to the front aspect and tiled flooring.

### Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, wooden front door to the front aspect, UPVC double glazed window to the side aspect, stairs to the first floor, power points and laminate flooring.

### Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, log burner with a mantel, power points and carpeted flooring.

### Dining Room

Coved ceiling, ceiling light, UPVC double glazed windows to the rear aspect, radiator, fitted overhead cupboards, power points and laminate flooring.

### Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to side aspect, wall and base fitted units, four point gas hob with integrated oven and extractor fan, one and half bowl stainless steel sink with drainer, space for a washing machine, space for a low level fridge, cupboard with the consumer unit enclosed, power points, radiator and laminate flooring.

### Downstairs Cloakroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet with a sink built onto the back, radiator, additional cupboard with the 'Baxi' boiler enclosed, part tiled walls and tiled flooring.

## First Floor

### Landing

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, loft hatch (fitted ladder, partially boarded, lighting and electricity), radiator, airing cupboard and carpeted flooring.



### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect and carpeted flooring.

### Bedroom Four

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

### Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, extractor fan, double enclosed shower, part tiled walls, wall mounted sink with under storage, radiator, toilet and vinyl flooring.

## Outside

### Garden

Mainly laid to patio, side gated access, outside light, outside tap, raised beds, shed and surrounding wooden fences.

### Garage

Garage in a block, flat roof with an up and over door.

## Useful Information

### Agents Notes

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

### Stamp Duty

First Time Buyer: £0  
Moving Home: £5,000  
Additional Property: £20,000