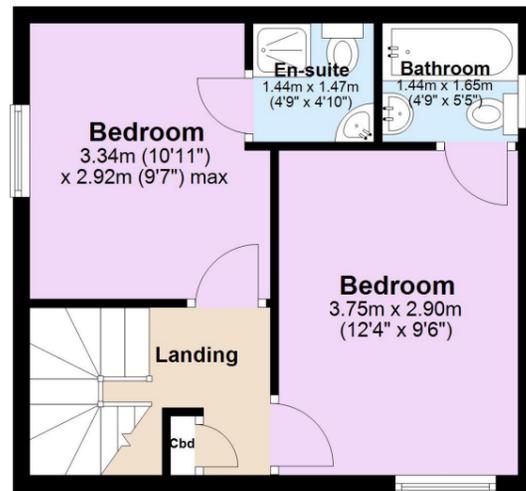




### Ground Floor



### First Floor



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

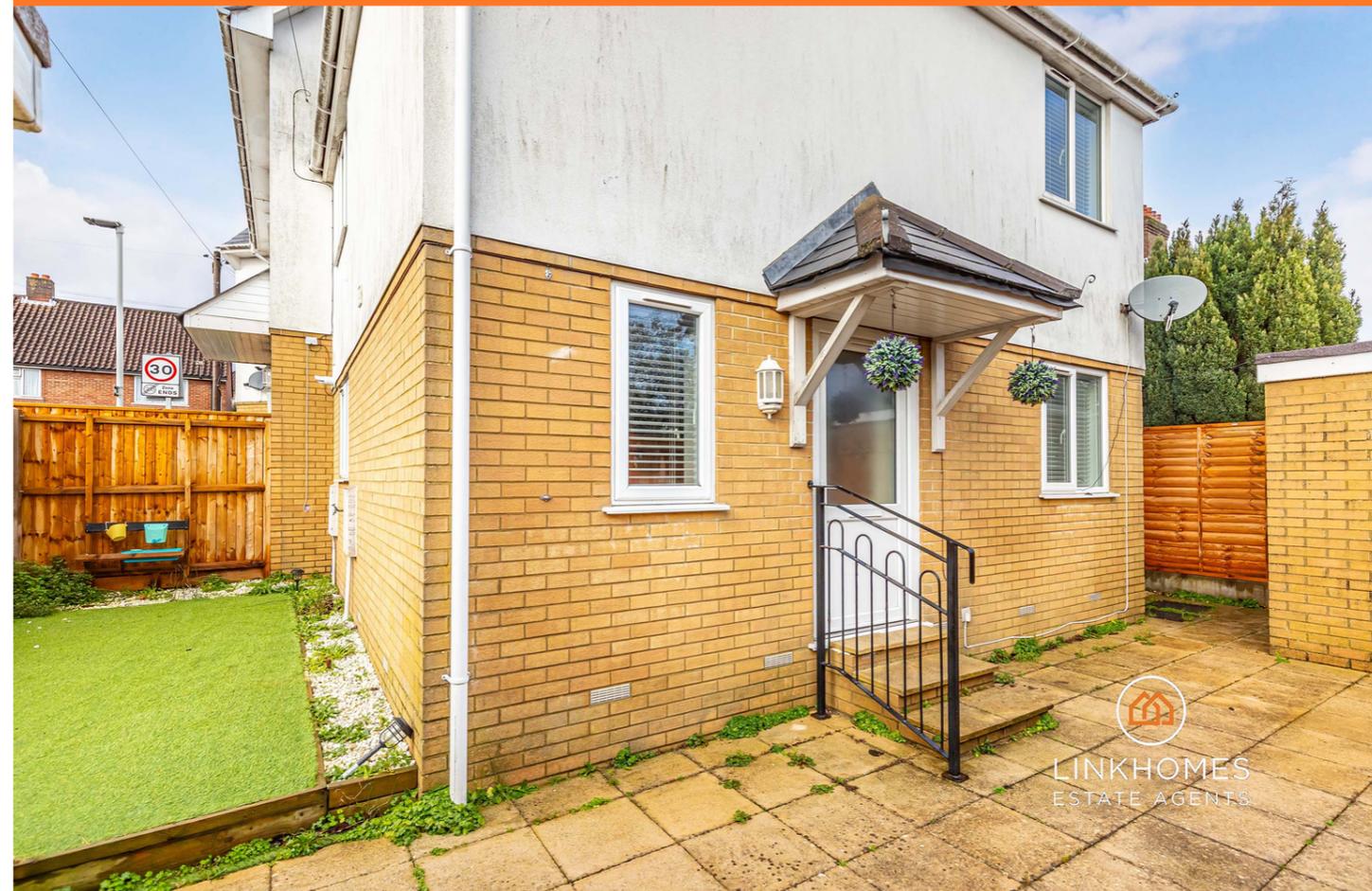
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective 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.

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.



**LINKHOMES**  
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**65a Richmond Road, Poole, Dorset, BH14 0BU**  
**Guide Price £360,000**

**\*\* PERFECT FIRST TIME BUY \*\* COURTHILL SCHOOL CATCHMENT \*\*** Link Homes Estate Agents are pleased to offer for sale this three bedroom, two bathroom cluster house located in the much-desired BH14 postcode. Benefitting from an array of fine features including two good-sized bedrooms on the first floor which both offer a three-piece en-suite, a stylish open-plan kitchen/living space with integrated appliances and a breakfast bar with room for bar stools, a bedroom on the ground floor, a downstairs WC, a Southerly-facing and low maintenance private garden and an allocated parking space. This is a must-view to appreciate the position and accommodation this property has to offer.

Richmond Road is located in Lower Parkstone, and positioned centrally between the much-loved Ashley Cross and Ashley Road where you can find a range of bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. 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.



## Ground Floor

### Entrance Hallway

Coved and smooth set ceiling, smoke alarm, ceiling light, UPVC double glazed frosted single door to the front aspect, UPVC double glazed window to the front aspect, radiator, power points, thermostat and vinyl flooring.

### Open Plan Kitchen/Living Room

Coved and smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, integrated washing machine, four point induction hob with integrated oven and extractor fan, one and half bowl stainless steel sink with drainer, cupboard with the combination boiler enclosed, breakfast bar with room for stools, radiator, power points, television point and vinyl flooring.

### Downstairs W/C

Smooth set ceiling, ceiling light, extractor fan, toilet, wall mounted sink and vinyl flooring.

### Bedroom Three

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

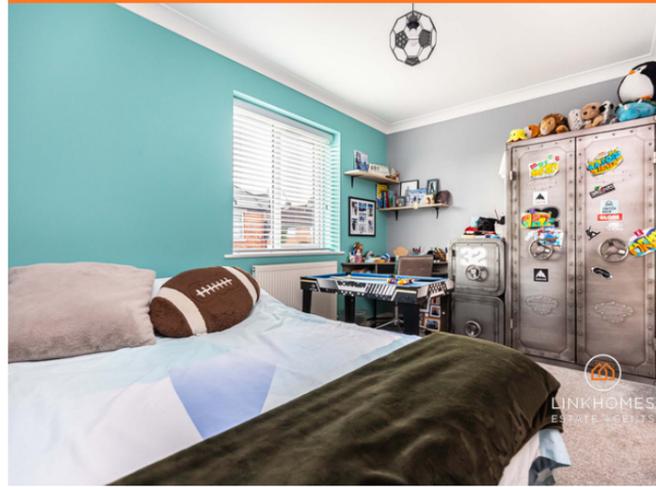
## First Floor

### Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, storage cupboard with fitted shelves, staircase to the ground floor, wooden balustrades and carpeted flooring.

### Bedroom One

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



### En-Suite Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with additional shower head, pedestal sink, toilet, stainless steel heated towel rail and vinyl flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, loft hatch (fitted ladder, partially boarded and lighting), radiator, power points and carpeted flooring.

### En-Suite

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

## Outside

### Garden

Laid to patio with artificial lawn area, surrounding wooden fences, outside tap, storage unit and two external power points.

### Parking

Allocated parking for one vehicle and communal bin store.

## Useful Information

### Agents Notes

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

### Stamp Duty

First Time Buyer: £3,000  
Moving Home: £8,000  
Additional Property: £26,000

