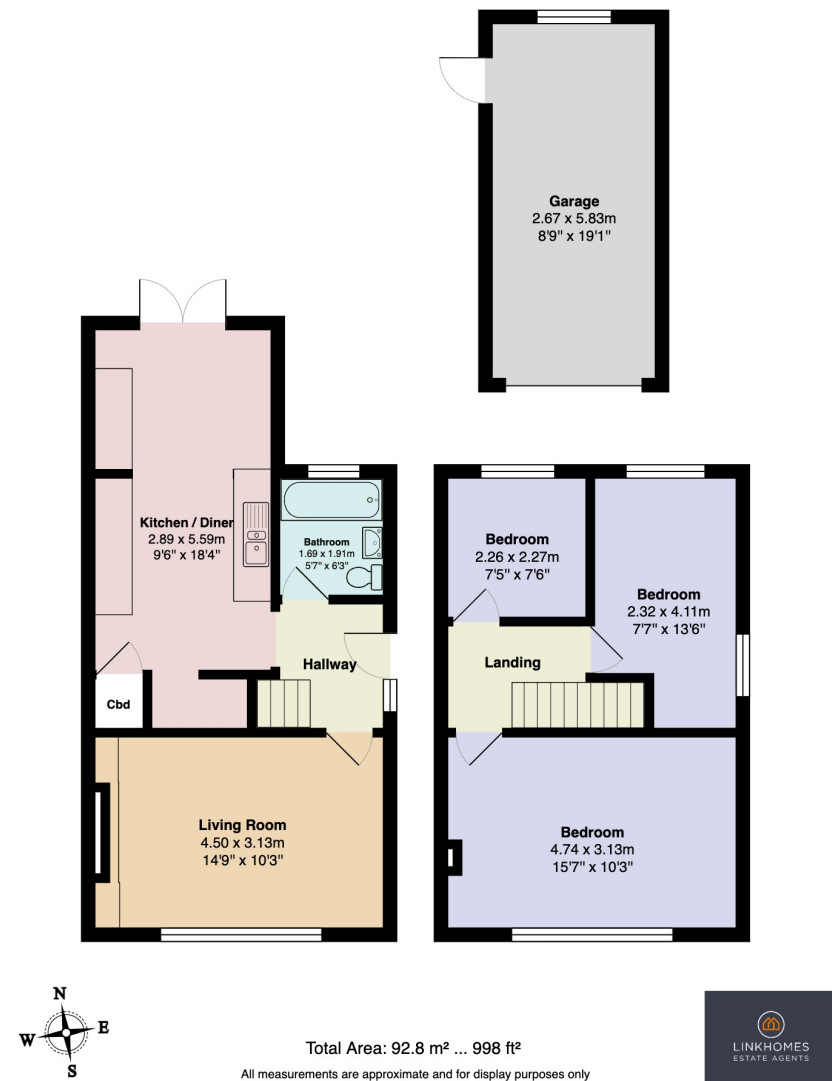




Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



16 Samson Road, Poole, Dorset, BH15 4NL
Guide Price £375,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached house situated in the heart of Hamworthy. Being sold with no forward chain and benefitting from an array of fine features including three good-sized bedrooms, an open-plan kitchen/dining room with integrated appliances and direct access onto the low maintenance private rear garden, a separate snug lounge, a stylish three-piece family bathroom suite, a single garage offering power and lighting and a tarmacked driveway with parking for multiple vehicles! This is a must-view to appreciate the position and accommodation this home has to offer!

Samson Road is situated in the ever-popular Hamworthy area which offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park and Rockley Park. There are many other useful amenities such as the train station, shops, supermarkets, the post office, schools and Poole Quay is within walking distance. The Quay offers further attractions such as cafes, restaurants, pubs, boat trips to Brownsea Island, The Quayside Local History Museum and many others. Poole and Bournemouth town centres are only a short drive away and the Hamworthy train station is on a main line route going to London Waterloo.

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

Coved and smooth set ceiling, ceiling light, composite door to the side aspect, UPVC double glazed frosted window to the side aspect, radiator, stairs to the first floor, cupboard with the consumer unit enclosed and LVT flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, radiator, fitted cupboards and shelving, power points and LVT flooring.

Kitchen

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed French doors to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, space for a washing machine, one and a half bowl composite sink with drainer, four point induction hob and extractor fan above, integrated double oven, power points, thermostat, pantry cupboard with a radiator enclosed and LVT flooring.

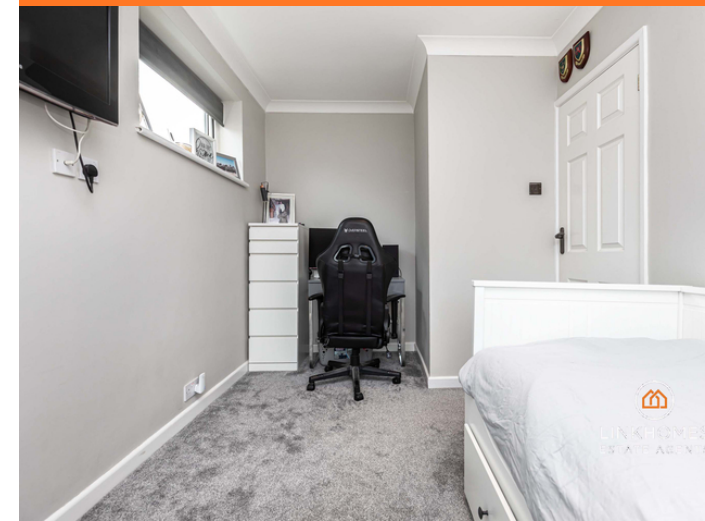
Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side and rear aspects, extractor fan, panelled bath with extra shower head and glass shower screen, toilet, wall mounted sink with under storage, wall mounted vanity with mirrored front, stainless steel heated towel rail, tiled walls and tiled flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, lighting and combination boiler), radiator, wooden balustrades, power points 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, downlights, UPVC double glazed windows to the rear and side aspect, radiator, power points and carpeted flooring.

Bedroom Three

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

Outside

Garden

Laid to lawn with porcelain-tiled area, surrounding wooden fences, outside tap, side gated access and raised flower beds.

Garage

Flat roof, up and over door, power and lighting.

Driveway

Tarmacked driveway with parking for multiple vehicles, surrounding hedges, outside tap, outside light, surrounding brick walls, external power point and side gated access.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £3,750
Moving Home: £8,750
Additional Property: £27,500