



Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup> (excluding office, garage)  
 All measurements are approximate and for display purposes only



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13 Elizabeth Road, Poole, Dorset, BH15 2DJ  
 Guide Price £325,000

**\*\* OFF ROAD PARKING FOR MULTIPLE VEHICLES \*\* GREAT LOCATION, CLOSE TO POOLE HOSPITAL \*\***  
 Link Homes Estate Agents are pleased to offer for sale this two bedroom, deceptively-spacious terraced house situated in the popular Heckford Park location, close to Poole Town Centre. This unique Victorian property boasts an array of stand out features including a spacious living room with a feature log burner, a separate kitchen with space for appliances, a dining room with French doors leading onto the private rear garden, two good-sized bedrooms, a three-piece bathroom suite, a garage/office in the garden offering a workspace and storage and off-road parking for multiple vehicles. This is a must view to appreciate the accommodation and location on offer!

Poole Hospital, The Bus Station, The Lighthouse (Poole's centre for the arts), The High Street, Poole Park, The Quay and Baiter Park are just very few of many attractions within walking distance from the property. Tops Day Nursery, Longfleet Primary School and Poole High are all local schools that are close to the property. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. Poole Train Station is also 0.4 miles away with direct links to Bournemouth, Southampton and 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 Porch

Smooth set ceiling, ceiling light, UPVC double glazed composite front door with frosted glass to the front aspect, UPVC double glazed frosted window to the side aspect and tiled flooring.

### Living Room

Smooth set ceiling, ceiling light, wall lights, UPVC double glazed window to the front aspect, exposed brick feature fireplace and mantel-piece with a log burner, two radiators, carpeted staircase to the first floor, power points, television point, internet point, cupboard with the consumer unit enclosed and carpeted flooring.

### Kitchen

Smooth set ceiling, ceiling light, sky light, wall and base fitted units, tiled splash back, one and a half bowl stainless steel sink with drainer, space for a longline fridge/freezer, wine rack, breakfast bar with space for stools, space for a washing machine, power points, space for a dishwasher, freestanding oven with stainless-steel extractor fan above and vinyl flooring.

### Dining Room

Smooth set ceiling, ceiling lights, wall lights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect opening onto the garden, radiator, fitted bench, storage cupboard, power points and LVT flooring.

## First Floor

### Landing

Smooth set ceiling, ceiling lights, smoke alarm, loft hatch, thermostat, power points, wooden balustrades and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



### Bedroom Two

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

### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, tiled walls, panelled bath with overhead shower and glass shower screen, toilet, wall mounted sink with under storage, stainless steel heated towel rail, radiator, recessed shelving, airing cupboard and vinyl flooring.



## Outside

### Garden

Partially laid to lawn, patio and decking, surrounding bushes, wooden fences and a brick-built wall, blocked paved path, raised feature sleepers, shingle borders, outside tap, outside lighting, access to a concrete driveway with space for multiple vehicles via a wooden gate at the rear of the garden.

### Garage/Office

The front of the garage consists of a manual door and offers electricity and storage. The rear of the garage consist of an office with a smooth set ceiling, spotlights, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the side aspect, power points and laminate flooring.



### Driveway

Block-paved driveway with space for one vehicle, wooden picket post fence and an outside light.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B - Approximately £1,670.48 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £3,750  
Additional Property: £13,500

