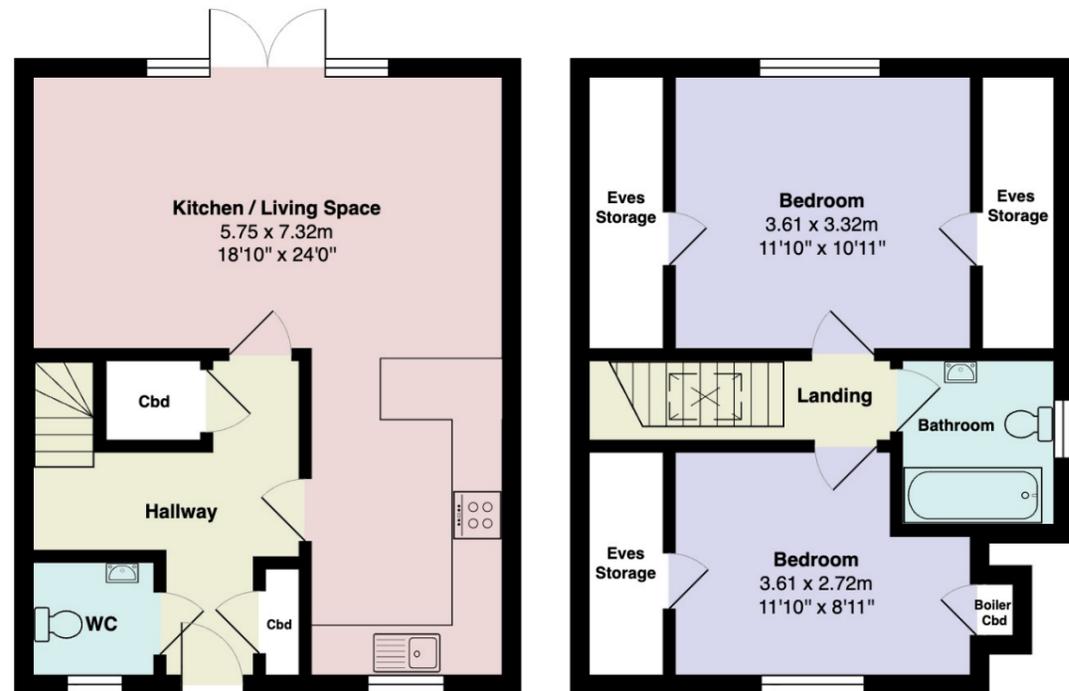


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LINKHOMES  
ESTATE AGENTS



Total Area: 82.2 m<sup>2</sup> ... 885 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**18a Granville Road, Poole, Dorset, BH12 3BG**  
**Guide Price £325,000**

**\*\* EPC RATING A \*\* WESTERLY-FACING PRIVATE REAR GARDEN \*\* BRAND NEW DETACHED HOUSE \*\***  
**EV CHARGING POINT \*\*** Link Homes Estate Agents are delighted to offer for sale this brand new two bedroom detached house located in the residential and sought-after area of Parkstone. Being sold with a 10 Year Warranty and benefitting from an array of standout features including two good sized bedrooms, a stylish Shaker-style separate kitchen with integrated appliances, an open plan living room/dining room with direct access leading onto the Westerly-facing fully-landscaped private rear garden, a fully tiled three-piece family bathroom suite, a downstairs W/C, and a tarmacked driveway with off road parking.

Granville Road is just a short walk to Ashley Road where you can find many useful amenities such as cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross which offers an array of independent bars and cafes, Ashley Cross Green, Parkstone Train Station and The Post Office. Close by you can also find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. Branksome Train Station is approximately 1.3 miles away from the property with direct routes to Bournemouth, Southampton & 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

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed frosted door to the front aspect, storage cupboard with the consumer unit, power points and 'Solax' solar panel connections enclosed, radiator, 'Heatmiser' thermostat, power points, under stairs storage cupboard and LVT flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, smoke alarms, UPVC double glazed window to the front aspect, UPVC double glazed French doors and windows to the rear aspect, wall and base fitted units, integrated longline 'Hotpoint' fridge/freezer, integrated slimline 'Hotpoint' dishwasher, integrated 'Hotpoint' washing machine, four point electric 'Hotpoint' hob with integrated oven and stainless steel extractor fan, glass splashback, one and a half bowl stainless steel sink with drainer, breakfast bar, radiators, television point and LVT flooring.



### Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, part tiled walls, sink with under storage, toilet, stainless steel towel rail and LVT flooring.



### First Floor

#### Landing

Smooth set ceiling, downlights, UPVC double glazed Velux style window, wooden balustrades and carpeted flooring.

#### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, radiator, eaves storage, power points, television point and carpeted flooring.

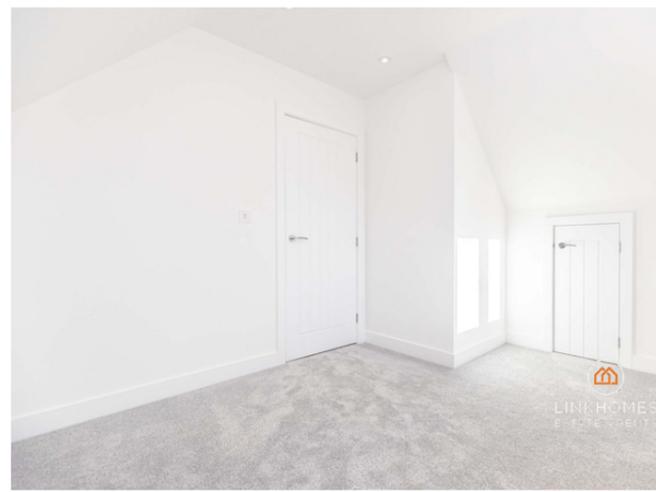


#### Bedroom Two

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the front aspect, eaves storage, radiator, television point and carpeted flooring.

#### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, part tiled walls, sink with under storage, stainless steel towel rail, toilet, panelled bath with overhead shower and glass shower screen, feature cladding, option for a mirror with feature lighting and tiled floors.



#### Outside

##### Garden

Westerly-facing, Indian sandstone tiles, surrounding fences and shrubbery, two outside lights, and lawn area.

##### Driveway

EV charging point, tarmacked driveway with off-road parking.

#### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: A  
Council Tax Band: TBC

Ideal 'Logic' combination boiler with two year guarantee.  
Integrated appliances in the kitchen also come with a two year guarantee.

#### Stamp Duty

First Time Buyer: £1,250  
Moving Home: £6,250  
Additional Property: £22,500

