



Total area: approx. 70.4 sq. metres (758.0 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**  
ESTATE AGENTS

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



**7 French Road, Poole, Dorset, BH17 7HB**  
**Guide Price £300,000**

**\*\* WESTERLY-FACING PRIVATE REAR GARDEN \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom semi-detached house situated in the BH17 postcode. Benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering built-in storage, an open-plan living room/dining room with direct access onto the Westerly-facing private rear garden with outbuildings for external storage, a separate kitchen with an integrated longline fridge/freezer, a stylish three-piece family bathroom suite on the first floor and a block-paved driveway with parking for multiple vehicles! This is a must-view to appreciate the accommodation and position on offer!

French Road is situated in the residential area of BH17 and just a short distance to Broadstone High Street where you can find local pubs, M&S Food Hall, Tesco Express, Boots, restaurants & bars, Griff's Family Butchers, The Junction Sports & Leisure Centre and Broadstone Golf Club. Pocket Park is 0.7 miles away from the property and a short walk further you can find Broadstone Recreation Ground & the popular Castleman Trailway. Local schools & nurseries include Happy Days Nursery & Preschool, Cabot Lane Day Nursery, Hillbourne Primary School, Parkstone Grammar and Poole Grammar. Tesco Extra, David Lloyd, Lidl, Starbucks and Wessex Gate Retail Park are only a short drive away from the property. Poole Train and Bus Stations are under 3 miles away, with direct routes to Bournemouth and London Waterloo.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, composite door to the front aspect, radiator, UPVC double glazed window to the side aspect, stairs to the first floor, thermostat and laminate flooring.

### Living Room

Coved and smooth set ceiling, downlights, smoke alarm, UPVC double glazed windows to the front aspect, radiator, power points with USB charging and laminate flooring.

### Dining Room

Coved and smooth set ceiling, downlights, UPVC double glazed French doors to the rear aspect leading onto the garden, radiator, power points and laminate flooring.

### Kitchen

Smooth set ceiling, downlights, UPVC double glazed windows to the rear aspect, composite door to the side aspect with frosted glass, wall and base fitted units, four point gas hob with integrated oven and extractor fan, composite and tiled splash back, one and a half bowl stainless steel sink with drainer and feature tap, integrated longline fridge/freezer, space for a washing machine, storage cupboard, power points, low level spotlights, cupboard with the consumer unit enclosed, radiator and tiled flooring.

## First Floor

### Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (partially boarded), UPVC double glazed window to the side aspect, power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, cupboard with the water cylinder enclosed, single storage cupboard, radiator, power points 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, downlights, UPVC double glazed frosted window to the rear aspect, panelled bath with waterfall shower and extra shower head, sink with under storage, toilet, wall mounted mirror with featured lighting, longline stainless steel heated towel rail, tiled walls and flooring.

## Outside

### Garden

Westerly-facing, laid to lawn with patio area, decking area, surrounding wooden fences, bark area, external power points, outside tap, outbuilding/workshop with power, outside lights, a shed and side door access to the driveway.

### Driveway

Block-paved and concrete driveway with space for multiple vehicles, surrounding brick walls and fences, outside light, external power points and side door access to the rear.

## Agents Notes

### Useful Information

Tenure: Freehold

EPC: C

Council Tax Band: B - Approximately £1,753.85 per annum.

### Stamp Duty

First Time Buyer: £0

Moving Home: £5,000

Additional Property: £20,000