

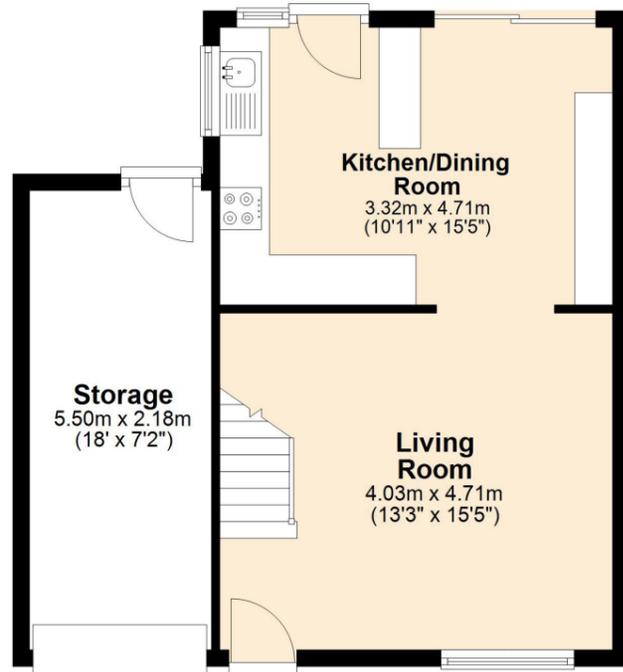


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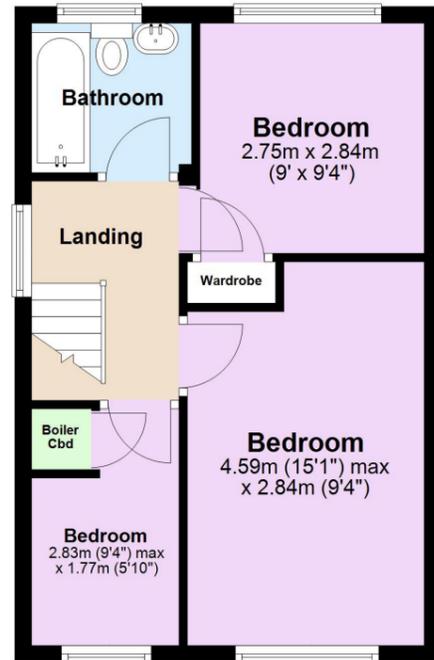


LINKHOMES
ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 82.6 sq. metres (889.5 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.



6 Martin Close, Poole, Dorset, BH17 7XS
Guide Price £350,000

**** PERFECT FAMILY HOME ** RECENTLY REFURBISHED **** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached home located in the much-desired and residential area of Creekmoor. Benefitting from an array of fine features including three good-sized bedrooms, a modern open plan kitchen/dining room with integrated appliances, a separate bright and airy living room, a stylish three-piece bathroom suite, a fully landscaped rear garden, ample storage throughout and a shingle driveway with parking for two vehicles. This is a must-view to appreciate the quiet position and stylish accommodation on offer!

Martin Close is nestled in the heart of Creekmoor within walking distance to Upton Country Park, Castleman Trailway which leads to the much-loved Broadstone Broadway, Creekmoor Ponds and Upton Heath. Other attractions and amenities include the Acorn Pub, Southern Aquatics (pet store), the two Co-op's, Creekmoor Plaice (fish and chips takeaway), the Post Office and many others. Schools close by include, Broadstone First School, Broadstone Middle School, Parkstone Grammar and Poole Grammar. A short drive away from the property you can also find Poole and Bournemouth town centres along with its award winning beach.

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

Living Room

Smooth set ceiling, ceiling lights, wooden front door to the front aspect, UPVC double glazed window to the front aspect, radiator, under stairs storage cupboard with consumer unit enclosed, power points, thermostat, fitted coconut matt and LVT flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, ceiling light, UPVC double glazed single door to the rear aspect, UPVC double glazed sliding doors to the rear aspect, longline radiator, feature panelling, wall and base fitted units, integrated longline fridge/freezer, integrated slimline dishwasher, space for a washing machine, four point induction hob with extractor fan and integrated 'Neff' oven and 'Neff' microwave, undercounter lighting, glass splash back, power points, feature bench and LVT flooring.



First Floor

Landing

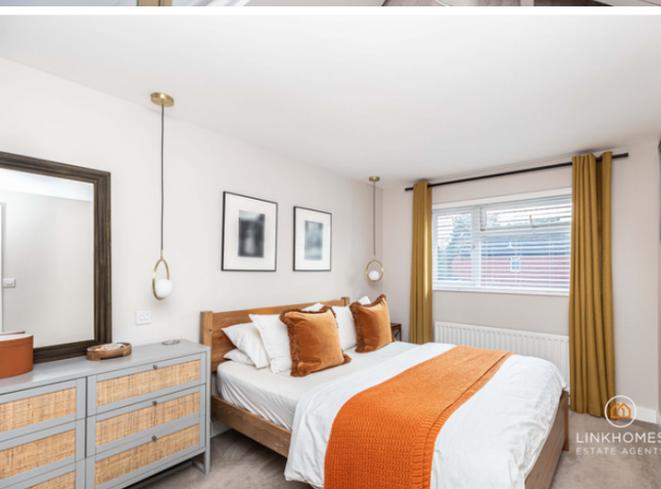
Smooth set ceiling, ceiling light, loft hatch (fitted ladder, lighting and boarding), UPVC double glazed window to the side aspect, power points, wooden balustrades and carpeted flooring.

Bedroom One

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

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, storage cupboard with shelving, power points, television point and carpeted flooring.



Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, storage cupboard with the combination boiler enclosed and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with waterfall shower and additional shower head, toilet, feature sink with storage, heated towel rail and laminate flooring.

Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, decking area, shed, access to the storage space, outside tap, outside power, surrounding pebble boarder, fitted electric awning and shrubbery.

Driveway

Shingle driveway with parking for multiple vehicles and access to the storage space.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £2,500
Moving Home: £7,500
Additional Property: £25,000

