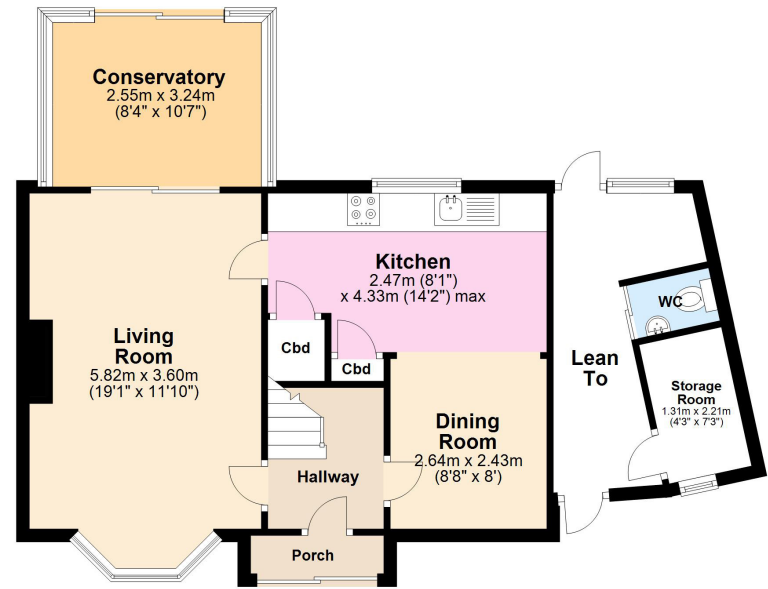
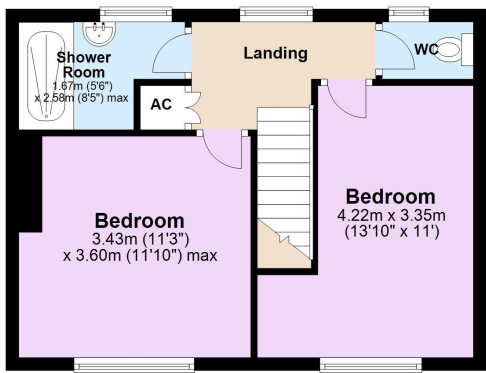


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Ground Floor



First Floor



Total area: approx. 101.0 sq. metres (1087.5 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.



51 Poole Lane, Bournemouth, Dorset, BH11 9DY  
Offers Over £300,000

**\*\* NO FORWARD CHAIN \*\* PERFECT REFURBISHMENT OPPORTUNITY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, semi-detached house in need of refurbishment situated in the BH11 postcode. Benefitting from an array of fine features including two good-sized bedrooms with bedroom two offering built-in storage, a living room with sliding doors leading onto the conservatory, an open-plan kitchen/breakfast room with a pantry cupboard, a bathroom suite and separate WC on the first floor, a well-presented and landscaped private rear garden, a lean-to with an internal workshop and WC and a tarmacked driveway with parking for multiple vehicles!

Poole Lane is situated in the residential BH11 postcode and Turbary Retail Park is just a short drive away which offers a range of shops such as Sports Direct, Lidl, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance to the property which has a variety of convenient amenities and a Tesco Superstore. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres. Schools close by include Christ The King Catholic Primary School, Elm Academy, Kinson Academy & Heathlands Primary Academy to name a few.

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

Ceiling light, smoke alarm, wooden door to the front aspect, power points and carpeted flooring.

### Living Room

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed bay window to the front aspect, aluminium sliding doors to the rear aspect, feature fireplace, television point, radiator, power points and carpeted flooring.

### Kitchen/Breakfast Room

Coved ceiling, ceiling lights, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed window to the front aspect, wall and base fitted units, boiler, stainless steel sink with drainer, space for a washing machine, space for a low level fridge, space for a free standing oven, tiled splash back, power points, pantry cupboard, radiator, storage cupboard and carpeted flooring.

### Conservatory

UPVC ceiling, aluminium triple aspect windows to the side and rear aspect, aluminium sliding doors to the rear aspect, exposed brick, power points and carpeted flooring.

### Utility Room

Wall light, toilet, sink, door to the front and rear aspect, access to the internal workshop and carpeted flooring.

## First Floor

### Landing

Ceiling light, loft hatch (fitted ladder with a light) and carpeted flooring.

### Bedroom One

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



### Bedroom Two

Ceiling light, smoke alarm, UPVC double glazed window to the front aspect, radiator, power points, built-in cupboard and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, walk-in shower with a seat, pedestal sink, radiator, part tiled walls and carpeted flooring.

### Separate W/C

Ceiling light, UPVC double glazed frosted window to the rear aspect, a toilet and carpeted flooring.

## Outside

### Rear Garden

Laid to patio and lawn, surrounding shrubbery, a tree and an outside tap.

### Front of the Property

Mainly laid to lawn with a tarmacked driveway with parking for multiple vehicles, outside light and surrounding hedges.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £0  
Moving Home: £5,000  
Additional Property: £20,000