



Total area: approx. 96.4 sq. metres (1037.6 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 or 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.



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### 1a Pinewood Close, Poole, Dorset, BH16 5LN Guide Price £350,000

**\*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom end-terraced house in the popular BH16 postcode. Built in 2004, and benefitting from an array of standout features including three good-sized bedrooms with bedroom one offering built-in wardrobes and drawers, an open-plan kitchen/dining room with space for appliances, a bright and airy separate living room with a feature electric fireplace, a three-piece family bathroom suite, a downstairs WC, a concrete driveway for one vehicle and a private garden! This is a must-view to appreciate the accommodation on offer!

Upton offers a range of different attractions such as the Cobbs Quay Marina, Lytchett Bay, Upton Country Park and Haven Rockley Park. There are a variety of schools locally which include Upton Infant School, Upton Junior School and Ladybirds Playschool along with a range of shops, bus routes and other useful amenities. Approximately just 1.6 miles away is the Hamworthy Train Station that connects the main line train route to London Waterloo. The ever-popular Poole Quay is also only a short drive away!





## Ground Floor

### Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed frosted door to the side aspect, thermostat, radiator, under stairs storage cupboard with the combination boiler enclosed, power points and vinyl flooring.

### Living Room

Coved and smooth set ceiling, ceiling lights, wall lights, UPVC double glazed window to the side aspect, radiator, feature electric fireplace, power points, television point, laminate flooring and air conditioning unit.

### Open Plan Kitchen/Diner

Coved and smooth set ceiling, ceiling lights, smoke alarm, UPVC double glazed frosted single door to the front aspect, UPVC double glazed windows to the side aspect, UPVC double glazed sliding doors to the side aspect, radiators, wall and base fitted units, four point gas hob with 'Neff' integrated oven and stainless steel extractor fan, one and a half bowl stainless steel sink with drainer, integrated dishwasher, space for a washing machine, space for a longline fridge/freezer, tiled splash back, power points and tiled flooring.



### Downstairs W/C

Coved and smooth set ceiling, ceiling light, extractor fan, fuse box, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink, radiator and vinyl flooring.

## First Floor

### Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch (with a Velux window, partially boarded and lighting), wooden balustrades, UPVC double glazed window to the front aspect and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, built-in wardrobes and cupboards, power points with USB charging, television point, and carpeted flooring.



### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and vinyl flooring.

### Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points with USB charging, an airing cupboard and carpeted flooring.

### Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, part tiled walls, panelled bath with glass shower screen and overhead shower, pedestal sink, toilet and vinyl flooring.



## Outside

### Garden

Laid to lawn with shingle and patio area, side gate access, outside tap, outside light, outside power points, a shed and surrounding wooden fences.

### Driveway

Patio area, concrete driveway with space for two vehicles, outside tap, outside light, surrounding wooden fences, shingle boarder and side gated access.



## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: C - Approximately £2,245.13 per annum.  
Steel work has been installed in the loft when the property was constructed for loft conversion if wanted in the future.

