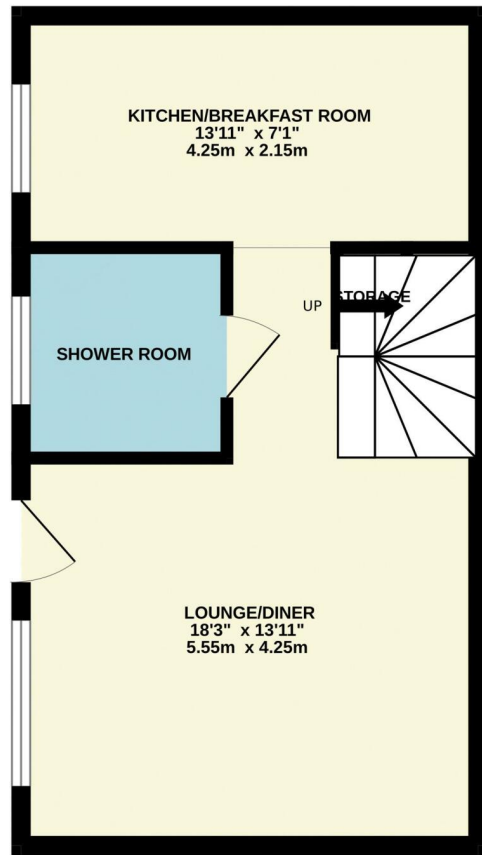
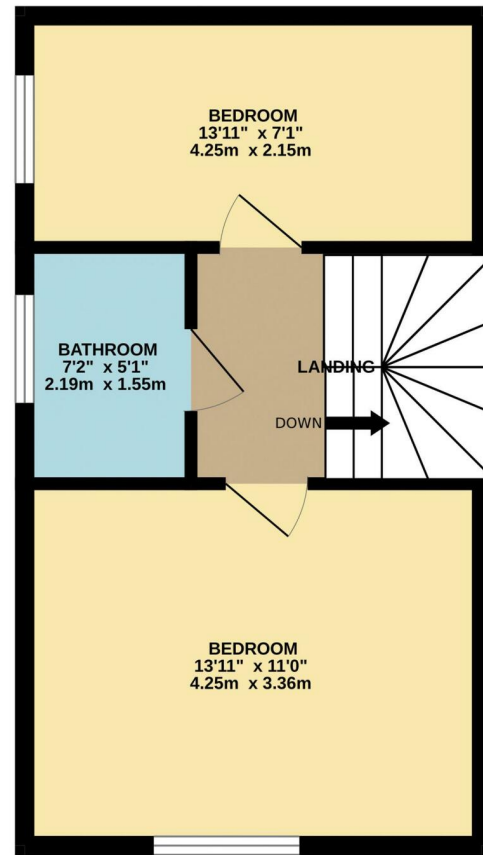


GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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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.



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52a Shelbourne Road, Bournemouth, BH8 8QY
Guide Price £260,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are pleased to present for sale this two bedroom, two bathroom semi-detached house in the heart of BH8. Benefitting from an array of standout features including two good-sized bedrooms both offering built-in storage, a bright and airy living room with feature stairs to the first floor, a separate kitchen, two stylish three-piece bathrooms, ample storage and off-road parking for one vehicle.

Built in 2006 and tucked away, Shelbourne Road is situated in Charminster with an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities. Bournemouth Town Centre is easy to reach along with the award winning sandy beaches that come with it. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.



Ground Floor

Living Room

Smooth set ceiling, ceiling lights, double-glazed UPVC frosted single door to the front aspect, double-glazed UPVC window to the front aspect, thermostat, stairs to the first floor, understairs storage cupboard housing the consumer unit, power points with USB charging, radiator, internet point and laminate flooring.



Kitchen

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the front aspect, wall and base mounted units, four-point gas hob with overhead extractor fan, integrated oven, space for an American-style fridge/freezer, space for a washing machine, space for a tumble-dryer, stainless steel sink with drainer and mixer tap, tiled splashback and laminate flooring.



Bathroom

Smooth set ceiling, down lights, double-glazed UPVC frosted window to the front aspect, extractor fan, waterfall shower with glass shower screen, fully-tiled, wall-mounted sink with storage, toilet and tiled flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, double-glazed Velux-style window to the rear aspect, wooden stairs with glass panels and laminate flooring.

Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, radiator, built-in wardrobes, built-in drawers, power points with USB charging and laminate flooring.



Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, double-glazed Velux-style window to the front aspect, built-in wardrobe, built-in shelving, radiator, power points with USB charging and laminate flooring.

Bathroom

Smooth set ceiling, wall-mounted lights, double-glazed Velux-style window to the front aspect, panelled bath with overhead shower, wall-mounted sink with storage, extractor fan, wall-mounted stainless steel heated towel rail, toilet and tiled flooring.



Outside

Driveway/Garden

Partial tarmac, partial shingle area, shed, lean-to area and sliding wooden gates.



Useful Information

Agent's Notes

Tenure: Freehold
EPC: C
Council Tax Band: B - Approximately £1,670.48 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £500
Additional Property: £8,300

