



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



LINKHOMES
ESTATE AGENTS



7 Marline Road, Poole, Dorset, BH12 2HB
Guide Price £395,000

**** BOASTING ALMOST 1,300 SQUARE FEET OF ACCOMMODATION ** SOUTHERLY-FACING PRIVATE REAR GARDEN ** CUL-DE-SAC LOCATION **** Link Homes Estate Agents are delighted to present this three bedroom, two bathroom detached family home situated the sought-after and residential BH12 postcode. Tucked away in a quiet cul-de-sac and benefitting from an array of fine features including three double bedrooms with bedroom one offering fitted wardrobes and a three-piece en-suite shower room, a modern separate kitchen, a living room with a gorgeous feature fireplace, a three-piece family bathroom suite, a dining room with direct access onto the low maintenance, Southerly-facing private rear garden, a separate utility room, a single garage offering power and lighting and a tarmacked driveway with parking for multiple vehicles! This is a must-view to appreciate the living accommodation and position this family home has to offer!

Parkstone is centrally located near a variety of attractions, including the popular Ashley Cross, which offers an array of independent bars, cafes, restaurants, hairdressers, barbers and pubs. Marline Road is within walking distance of Ashley Road, providing additional amenities such as banks, cafes, fast food restaurants, supermarkets (including Waitrose), and main bus routes. Local schools & nurseries include Heatherlands Primary School, Livingstone Infant and Junior Schools and Sunbeams Day Care. Branksome Train Station is just over mile away from the property with direct routes to Boumemouth, Southampton and London Waterloo. A short drive away are the town centres of Boumemouth and Poole, as well as Boumemouth's award-winning sandy beaches. A convenient central location!

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 Porch

UPVC frosted composite door to the front aspect, consumer unit and laminate flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed bay sash style windows to the front aspect, gas fireplace, column radiator, power points, television point and laminate flooring.

Dining Room

Coved ceiling, ceiling light, wall and base fitted units, UPVC double glazed single door to the rear aspect, built-in storage with power points, integrated low level fridge, two column radiators, under stairs storage, Salus' thermostat, power points and quick step laminate flooring.

Kitchen

Smooth set ceiling, ceiling light, two UPVC double glazed windows to the side aspect, wall and base fitted units, four-point electric hob with a 'Samsung' integrated oven and overhead extractor fan, integrated dishwasher, one and a half bowl butler sink with filter taps and water softener, space for a longline fridge/freezer and vinyl flooring.

Utility Room

Smooth set ceiling, ceiling light, combination 'Worcester' boiler, power points, space for a washing machine, space for a dryer and vinyl flooring.

Bathroom

Smooth set ceiling, feature ceiling light, extractor fan, part tiled walls, UPVC double glazed frosted window to the rear aspect, toilet, panelled bath with overhead shower, pedestal sink, towel rail and vinyl flooring.

First Floor

Landing

Coved ceiling, ceiling light, loft hatch (ladder, insulation, partially boarded and lighting), wooden balustrades and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed sash style window to the front aspect, three built-in wardrobes, feature fireplace, power points with USB charging and laminate flooring.



En-Suite Shower Room

Downlights, tiled walls, UPVC double glazed frosted sash window to the front aspect, enclosed shower with overhead shower, toilet, vanity unit with mirrored front, column radiator and tiled flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, built-in sliding wardrobes with mirrored front, radiator, power points and vinyl flooring.

Bedroom Three

Ceiling light, UPVC double glazed window to the rear aspect, built-in overhead storage, two wardrobes, feature fireplace, power points, radiator and vinyl flooring.

Outside

Garden

Southerly facing, blocked paved, decking area, tarmacked area, side gated access, an outside tap, fully-insulated and versatile summer house offering power, radiators and lighting (perfect for a home office or gym) and an outside light.

Garage

Up and over door with power and lighting.

Driveway

Tarmacked driveway with space for multiple vehicles with option for EV charging point and side gated access.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £4,750
Moving Home: £9,750
Additional Property: £29,500