

Total Area: 84.0 m² ... 904 ft²
All measurements are approximate and for display purposes only



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ESTATE AGENTS



67 Wroxham Road, Poole, BH12 1NL
Offers Over £400,000

**** SOUTHERLY-FACING GARDEN ** PERFECT FAMILY HOME **** Link Homes Estate Agents are pleased to present for sale this three bedroom detached house situated in the ever-popular Branksome location. This family home benefits from an array of fine features including three good-sized bedrooms, an open-plan kitchen/dining room with French doors leading onto the Southerly-facing private rear garden, a separate living room with feature bay windows and a wood burner, a three-piece family bathroom suite and a tarmacked driveway with parking for three vehicles! This is a must-view to appreciate the accommodation and location on offer!

Wroxham Road is renowned for it's family friendly appeal and close proximity to Coy Pond, Bournemouth Gardens and Westbourne Village. Westbourne offers a range of attractions such as cafes, restaurants, pubs, the post office, the library, Marks & Spencer's and various other useful amenities. Westbourne and the West Cliff beaches are only half a mile apart. 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, with the closest train station under half a mile away!

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

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed frosted front door and window to the front aspect, radiator, a cupboard with the consumer unit enclosed, understairs storage and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay windows to the front aspect, radiator, wood burner, feature mantel, power points, television point and carpeted flooring.

Open Plan Kitchen/Dining Room

Coved and smooth set ceiling, smoke alarm, downlights, ceiling lights, UPVC double glazed French doors to the rear aspect, feature exposed brick, wall and base fitted units, cupboard with the combination boiler enclosed, space for a longline fridge freezer, space for a washing machine, five point gas hob with integrated oven and stainless steel extractor fan, tiled splash back, stainless steel sink with drainer, power points and laminate flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, power points and carpeted flooring.

Bedroom One

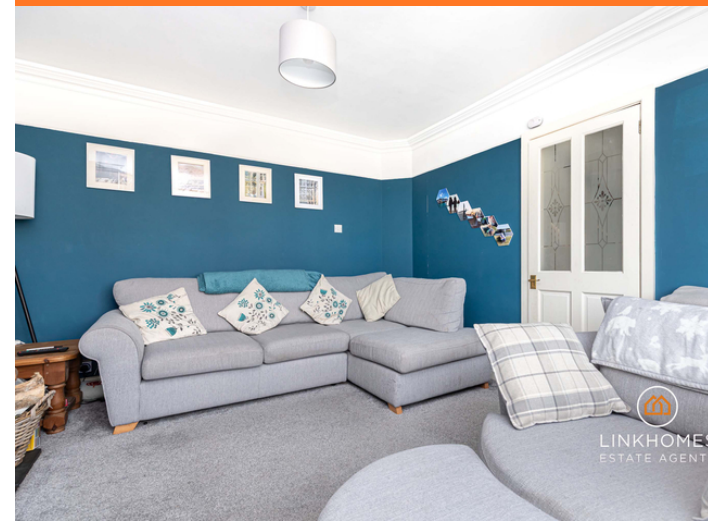
Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, power points and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed windows to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, downlights, UPVC double glazed windows to the rear aspect, radiator, power points and carpeted flooring.



Bathroom

Coved and smooth set ceiling, downlights, extractor fan, loft hatch (partially boarded with lighting), UPVC double glazed frosted window to the front aspect, tiled walls, panelled bath, toilet, feature sink with under cupboard, stainless steel heated towel rail and tiled flooring.

Outside

Rear Garden

Southerly-facing, three tiered garden. The first is decked, the second is laid to lawn with surrounding bushes and the third is laid to lawn with a outbuilding, side gated access and outside light.

Driveway

Laid to tarmac with off road parking for three vehicles, side gated access and surrounding walls.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £5,000
Moving Home: £10,000
Additional Property: £30,000