

Link Homes

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



LINKHOMES
ESTATE AGENTS



Total Area: 80.4 m² ... 865 ft² (excluding garage)
All measurements are approximate and for display purposes only



LINKHOMES
ESTATE AGENTS

83 Littlemoor Avenue, Bournemouth, Dorset, BH11 8TP
Guide Price £315,000

**** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this three bedroom end-terraced house situated in the BH11 postcode. Benefitting from an array of standout features including three good-sized bedrooms, a bright and airy kitchen/dining room leading onto the private and low-maintenance garden, a separate cosy living room, a stylish three-piece bathroom suite, a single garage in a block, ample storage and a shingle driveway with parking for two vehicles. This is a must view property to appreciate the accommodation on offer!

Littlemoor Avenue is tucked away and situated in the quiet and residential area of BH11, which is centrally-located between both Bournemouth and Poole. Within walking distance, you will find Turbary Retail Park which offers The Range, Dunelm Mill, Home Bargains, TK Maxx and Lidl to name a few. The property also benefits from close by public transport links with bus stops on Ringwood Road running frequently. Also located on Ringwood Road is a Morrisons, fish and chip shop and hair salon. Other local amenities include Knighton Heath Golf Club, Miller & Carter, Castlepoint shopping Complex and Wallisdown Pharmacy. Local schools include Heathlands Primary School which is 1.1 miles away and Oak Academy is just 0.8 miles away. A truly great 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

Smooth set ceiling, ceiling light, double-glazed UPVC frosted door to the front aspect, double-glazed UPVC frosted window to the side aspect, radiator, storage cupboard housing the consumer unit, Hive system, power points and laminate flooring.

Living Room

Coved ceiling, ceiling lights, smoke alarm, double-glazed UPVC window to the front aspect, radiators, carpeted stairs to the first floor, internet point, television point, power points and LVT flooring.

Kitchen

Coved and smooth set ceiling, downlights, smoke alarm, double-glazed UPVC frosted door leading to the rear garden, double-glazed UPVC window to the rear aspect, wall and base mounted units, space for a washing machine, space for a dishwasher, space for a free-standing gas hob with oven, stainless steel overhead extractor fan, space for a longline fridge/freezer, space for a tumble-dryer, cupboard housing the combi boiler, one and half bowl stainless steel sink with drainer, glass splashback, power points with USB charging, radiator and vinyl flooring.

First Floor

Landing

Down lights, smoke alarm, loft access, double-door storage cupboard, power points and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, double-glazed UPVC window to the rear and side aspect, radiator, power points, television point and carpeted flooring.

Bedroom Two

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

Bedroom Three

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



Bathroom

Smooth set ceiling, down lights, extractor fan, double-glazed UPVC frosted windows to the rear aspect, fully-tiled, panelled bath with overhead waterfall shower and extra showerhead, wall-mounted sink with under-storage, toilet, stainless steel heated towel rail, wall-mounted storage cabinet with mirrored front and vinyl flooring.

Outside

Garden

Partial patio, partial astro-turf, surrounding wooden fences, side-gate access, a tree, an outside tap and outside light. The side gate leads to the garage which is in a block with an up and over door.

Driveway

Shingle driveway for two vehicles, surrounding wooden fences and outside light.

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: £3,250

Additional Property: £19,000