



Total area: approx. 101.5 sq. metres (1092.3 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 and 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.

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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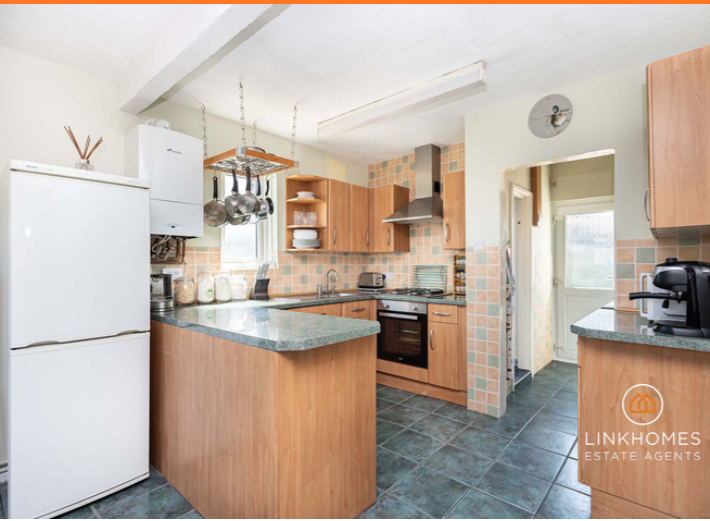
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ESTATE AGENTS



**78 Johnston Road, Poole, Dorset, BH15 3HT**  
**Guide Price £340,000**

**\*\* NO FORWARD CHAIN \*\* SOUTHERLY-FACING PRIVATE REAR GARDEN \*\* ST EDWARD'S SCHOOL CATCHMENT \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom, two bathroom, semi-detached family home in the residential and sought-after BH15 postcode. Benefitting from an array of fine features including three double bedrooms, an open-plan kitchen/dining room, a separate living room with a feature fireplace, a stylish four-piece family bathroom suite on the first floor, a three-piece shower room on the ground floor, a separate utility room, a conservatory leading onto the Southerly-facing fully-landscaped private rear garden with a garden room and a tarmacked driveway with parking for multiple vehicles! This is a must-view to appreciate the position and living accommodation on offer!

Johnston Road is a desirable residential area centrally located in Oakdale and not far from Poole Town Centre, Poole bus station, Poole Hospital and Poole train station all within walking distance. The train station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property. St Georges Church/playing field and Oakdale conservative club are also on your doorstep. A truly great location.



## Ground Floor

### Entrance Porch

UPVC double glazed single door with frosted glass to the side aspect, UPVC double glazed frosted window to the front aspect and tiled flooring.

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed single door with frosted glass to the front aspect, UPVC double glazed frosted windows to the front aspect, radiator, power points, stairs to the first floor and tiled flooring.

### Open Plan Kitchen/Dining Room

Ceiling lights, UPVC double glazed window to the front aspect, UPVC double glazed frosted window to the side aspect, wall and base fitted units, four point 'Indesit' gas hob with integrated 'Logik' oven and stainless steel extractor fan, stainless steel sink with drainer, integrated dishwasher, space for a washing machine, space for a longline fridge/freezer, tiled splash back, power points, combination boiler, radiator, cupboard with the consumer unit enclosed and tiled flooring.

### Utility Room

Ceiling light, UPVC double glazed single door with frosted glass to the rear aspect, UPVC double glazed frosted window to the rear aspect, space for a low-level fridge, space for a low-level freezer, tiled splash back, countertop, wall units and tiled flooring.

### Shower Room

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, enclosed electric shower, toilet, wall mounted sink, heated towel rail, tiled walls and tiled flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, aluminium sliding doors to the rear aspect, radiator, feature fireplace with an open flue, power points and laminate flooring.

### Conservatory

Triple aspect UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the rear aspect, power points and tiled flooring.

## First Floor

### Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, boarded and lighting), wooden balustrades, power points and carpeted flooring.



## Bedroom One

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

## Bedroom Two

Ceiling light with a fan, UPVC double glazed window to the rear aspect, radiator, power points, storage cupboard and laminate flooring.

## Bedroom Three

Ceiling light, UPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

## Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, double enclosed waterfall shower with extra shower head, panelled bath, pedestal sink, toilet, part tiled walls, stainless steel heated towel rail and tiled flooring.

## Outside

### Garden

Southerly-facing, laid to lawn with patio and decking areas, outbuilding with sliding doors and a flat roof, pergola, power points, sleepers, bark area, surrounding wooden fences, shingle area, side gated access and a shed.

### Driveway

Tarmacked driveway with space for multiple vehicles, shingle area, side gated access, palm tree, surrounding wooden fences and a brick-built wall.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £2,000  
Moving Home: £7,000  
Additional Property: £24,000