

Total Area: 70.1 m² ... 754 ft²
All measurements are approximate and for display purposes only



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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ESTATE AGENTS



21 Argyll Road, Poole, Dorset, BH12 2DR
Guide Price £270,000

**** NO FORWARD CHAIN ** SOUTHERLY-FACING GARDEN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom end-terraced house situated in the heart of BH12. Offered with no forward chain and benefitting from an array of fine features including two double bedrooms with bedroom two offering a built-in wardrobe, a separate lounge with a feature bay window, a dining room leading onto the kitchen with space for appliances, a three-piece bathroom suite, a private rear garden with a feature decking area and a block paved driveway with parking for one vehicle. This is the perfect first time buy!

Parkstone is centrally located near a variety of attractions, including the popular Ashley Cross, which offers bars, cafes, restaurants, hairdressers, barbers, and pubs. Argyll Road is within walking distance to 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 a mile away from the property with direct routes to Bournemouth, Southampton and London Waterloo. A short drive away are the town centres of Bournemouth and Poole, as well as Bournemouth's award-winning sandy beaches. A convenient central location!



Ground Floor

Entrance Hallway

Ceiling light, UPVC double glazed single door with frosted glass to the side aspect, carpeted stairs to the first floor and laminate flooring.

Living Room

Ceiling light, UPVC double glazed bay window to the front aspect, radiator, power points, cupboard with the consumer unit enclosed, power points, television point and laminate flooring.

Dining Room

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, radiator, power points, television point, understairs storage cupboard and carpeted flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base mounted units, integrated oven with four ring electric hob and overhead stainless steel extractor fan, tiled splash back, power points, stainless steel sink with drainer, space for a washing machine, space for a longline fridge/freezer and vinyl flooring.

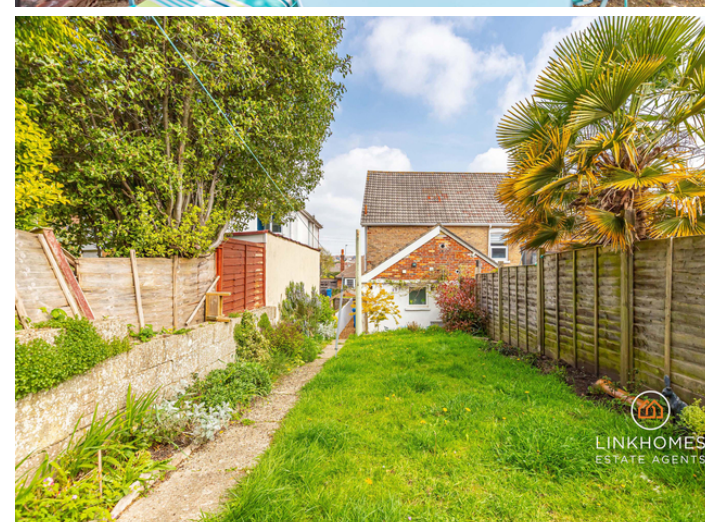
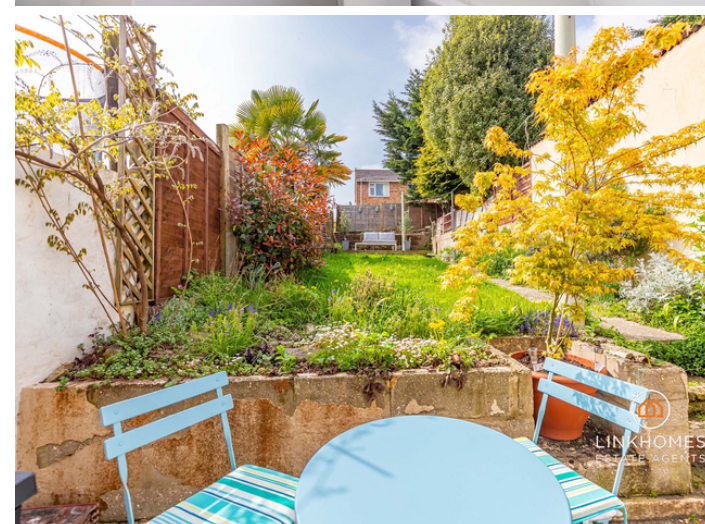
Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear and side aspect, tiled walls, panelled bath with glass shower screen and extra shower head, pedestal sink, toilet, wall mounted heated towel rail and vinyl flooring.

First Floor

Landing

Loft hatch, smoke alarm, downlights and carpeted flooring.



Bedroom One

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

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, eaves storage with the combination boiler enclosed, built-in single wardrobe, power points, radiator, television point and carpeted flooring.

Outside

Garden

Laid to lawn with decking and concrete areas, surrounding wooden fences, side gated access, outside tap and surrounding shrubbery.

Driveway

Blocked paved driveway with parking for one vehicle, shingle walkway and side 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: £0
Moving Home: £3,500
Additional Property: £17,000