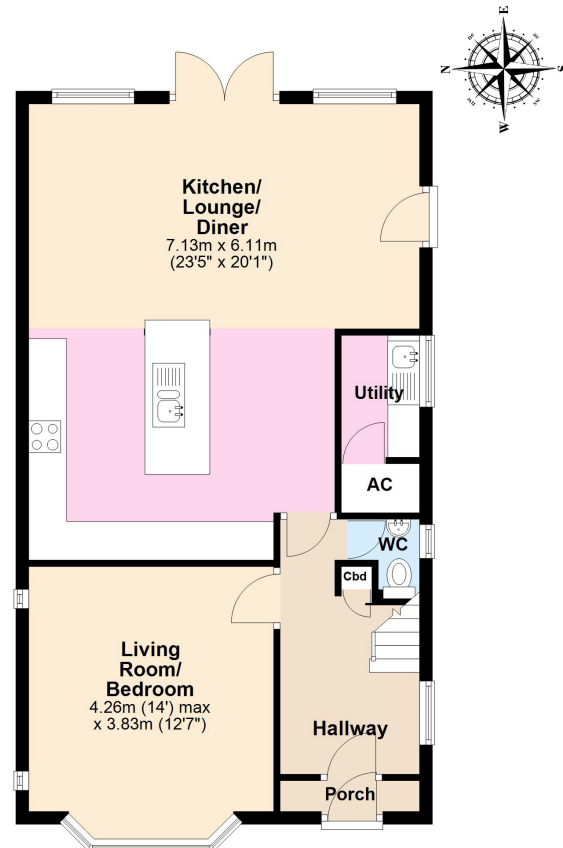
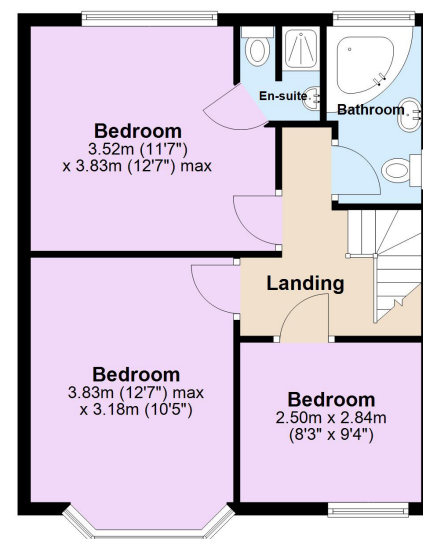


Ground Floor



First Floor



Total area: approx. 114.0 sq. metres (1226.9 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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**** COURTHILL SCHOOL CATCHMENT ** OVER 1,200 SQUARE FEET OF LIVING ACCOMMODATION ** THREE DOUBLE BEDROOMS **** Link Homes Estate Agents are delighted to present for sale this three/four bedroom, extended detached family home situated in the desirable BH14 postcode. Benefitting from an array of fine features including three double bedrooms with bedroom one offering a three-piece en-suite and triple fitted wardrobes, an open-plan kitchen/living room/dining room with direct access onto the well-presented private rear garden, a separate a three-piece family bathroom suite on the first floor, a downstairs WC, a separate living room/bedroom on the ground floor, a utility room with space for appliances, ample storage throughout and a block-paved driveway with the parking for multiple vehicles! This is a must-view to appreciate the accommodation and position on offer! This is the perfect family home!

Richmond Road is located in Lower Parkstone, and positioned centrally between the much-loved Ashley Cross, Penn Hill and Ashley Road where you can find a range of bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Close by you can also find Boumemouth's award-winning sandy beaches. Local schools and nurseries include the desirable Courthill Infant School which is just 0.2 miles away, Little Stars Nursery which is 0.4 miles away and Badon Powell Middle School. Boumemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo in approximately two hours.



Ground Floor

Entrance Porch

Smooth set ceiling, ceiling light, UPVC double glazed frosted single door to the front aspect, exposed brick and carpeted flooring.

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, thermostat, understairs storage cupboard, cupboard with the consumer unit enclosed, UPVC double glazed frosted window to the side aspect, radiator and laminate flooring.

Living Room/Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, power points, television point and laminate flooring.

Open Plan Kitchen/Dining Room/Living Room

Smooth set ceiling, ceiling light, suspended feature lighting, smoke alarm, UPVC double glazed windows to the rear aspect, UPVC double glazed French doors to the rear aspect, UPVC double glazed frosted single door to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated double oven, four point electric hob with stainless steel extractor fan and glass splash back, integrated dishwasher, one and a half bowl stainless steel sink with drainer on the island, space for bar stools, under counter feature lighting, power points, three radiators, television point and laminate flooring.

Utility Room

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed window to the side aspect, wall and base fitted units, space for a washing machine, space for a tumble dryer, stainless steel sink with drainer, cupboard with the boiler and cylinder enclosed and laminate flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink and laminate flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (lighting and partially boarded), UPVC double glazed frosted window to the side aspect, power points, wooden balustrades and carpeted flooring.



Bedroom One

Smooth set ceiling, ceiling light, picture rails, UPVC double glazed window to the rear aspect, radiator, power points, triple fitted wardrobes, fitted drawers, power points, en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, ceiling light, extractor fan, enclosed shower, toilet, wall mounted sink with under storage and vinyl flooring.

Bedroom Two

Smooth set ceiling, ceiling light, picture rails, UPVC double glazed bay window to the front aspect, radiator, power points, triple fitted wardrobe and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, picture rails, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear and side aspect, corner panelled bath with overhead shower, pedestal sink, toilet, tiled walls, stainless steel heated towel rail and vinyl flooring.

Outside

Garden

Mainly laid to artificial lawn, decking area, blocked paved area, surrounding wooden fences and shrubbery, summer house, a shed, side gated access, outside light and tap.

Driveway

Blocked paved driveway with space for multiple vehicles, surrounding wooden fences, surrounding shrubbery, double gated access to a carport, side gated access and an outside light.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £8,750
Moving Home: £13,750
Additional Property: £37,500