

Total Area: 69.6 m<sup>2</sup> ... 749 ft<sup>2</sup>  
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.



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



LINKHOMES  
ESTATE AGENTS



**106a Churchill Road, Poole, Dorset, BH12 2LX**  
**Guide Price £290,000**

**\*\* SOUTHERLY-FACING GARDEN \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to offer for sale this two bedroom semi-detached cottage in the residential area of Parkstone. Tucked away on a private lane and benefitting from an array of fine features including two good-sized bedrooms with bedroom two offering built-in storage, a separate living room with a working feature fireplace, a Country-style kitchen with space for appliances, a dining room with space for an electric fireplace/log burner and storage, a three-piece family bathroom suite, a Southerly-facing private rear garden and an allocated parking space for one vehicle.

Churchill Road is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Churchill Road is also located within walking distance to Tesco Express on Herbert Avenue and just 2 miles away from Tower Park which offers Tesco Supermarket, Cineworld, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone train stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A truly great location!





## Ground Floor

### Entrance Porch

Smooth set ceiling, downlight, loft hatch, wooden door to the side aspect, wooden windows to the front and rear aspect, power points and vinyl flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, feature fireplace with an open flue, power points, television point and laminate flooring.

### Dining Room

Smooth set ceiling, ceiling light, smoke alarm, carpeted stairs to the first floor, space for an electric fireplace/log burner, UPVC double glazed window to the side aspect, radiator, under stairs storage, 'HIVE' smart thermostat, power points and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed window to the front and side aspect, combination boiler, base fitted units, space for a longline fridge/freezer, space for a dishwasher, space for a washing machine, space for a tumble dryer, free-standing four point electric hob and oven with overhead stainless steel extractor fan, one and a half bowl stainless steel sink with drainer, tiled splash back, power points and vinyl flooring.

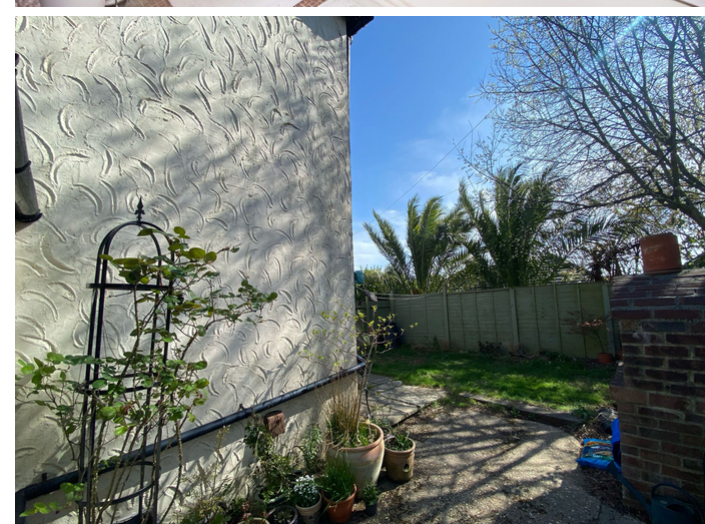
## First Floor

### Landing

Smooth set ceiling, downlights, ceiling light, smoke alarm, loft hatch (which is semi converted including flooring, insulation, lighting, a window and power), power points and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.



### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points, built-in single wardrobe, built-in airing cupboard and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, loft hatch (flooring in loft), extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with extra shower head and glass shower screen, toilet, pedestal sink, radiator and vinyl flooring.

## Outside

### Garden

Laid to concrete, patio and lawn, surrounding wooden fences, shed, feature pizza oven, outside light, side gated access.

### Front of the Property

Space for one vehicle, patio steps with shingle area, side gated access and shared lane access which is shared between three properties.

## Agents Notes

### Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: B - Approximately £1,753.85 per annum.

### Stamp Duty

First Time Buyer: £0

Moving Home: £4,500

Additional Property: £19,000