

Total Area: 229.9 m² ... 2475 ft²
All measurements are approximate and for display purposes only



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28 Cynthia Road, Poole, Dorset, BH12 3JF
Guide Price £465,000

**** 2,475 SQUARE FEET OF LIVING ACCOMMODATION ****

**** HOME AND INCOME OPPORTUNITY ****

Link Homes Estate Agents are delighted to present for sale this six bedroom, two bathroom extended detached chalet bungalow situated in the heart of BH12. Benefiting from an array of standout features including six good-sized bedrooms with bedroom one leading through to the hobby room, a six metre by six metre lounge with direct access onto the sunny and charming South-Westerly facing rear garden, a separate kitchen with space for appliances and bar stools, a dining room, a separate utility room, an outbuilding split into two, a single garage with a mechanic's pit offering power and lighting, a courtyard area, a beautiful large garden which has been extended by purchasing land from the neighbouring property and off-road parking for multiple vehicles. This property is a must view to fully appreciate the living accommodation on offer!

Cynthia 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. Cynthia Road is also located within walking distance to Tesco Express on Ringwood Road and just 1.7 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!

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

Porch & Entrance Hallway

UPVC ceiling, down light, double-glazed UPVC single door to the front aspect, double-glazed UPVC windows to the side and rear aspect, power points and tiled flooring. The entrance hallway includes a coved ceiling, down lights, smoke alarm, radiator, power points, thermostat and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, smoke alarm, double-glazed UPVC window to the front aspect, radiator, power points, cupboard housing the consumer unit, television point and carpeted flooring.

Bedroom Three

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

Bedroom Five

Coved ceiling, ceiling light, smoke alarm, double-glazed UPVC frosted window to the side aspect, radiator, built-in cupboards, television point, power points, carpeted flooring.

Bathroom

Coved and smooth set ceiling, downlights, extractor, double-glazed UPVC frosted windows to the side aspect, fully-tiled, panelled corner bath with overhead shower, toilet, pedestal sink, radiator and vinyl flooring.

Dining Room

Coved ceiling, ceiling light, smoke alarm, double-glazed UPVC frosted window to the side aspect, storage cupboard with a rail, radiator, power points, television point, access to the utility room housing the boiler with loft access to A/C storage, a water softener and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, smoke alarm, double-glazed UPVC windows to the side aspect, wall and base mounted units, integrated double oven, four-point electric hob with overhead extractor fan, tiled splashback, space for a longline fridge/freezer, space for a dishwasher, one and half bowl stainless steel sink with drainer, island with space for bar stools, radiator, power points, television point and vinyl flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, two sets of double-glazed sliding doors to the rear aspect, radiators, double-glazed UPVC frosted windows to the side aspect, television point, power points, stairs to the first floor and carpeted flooring.

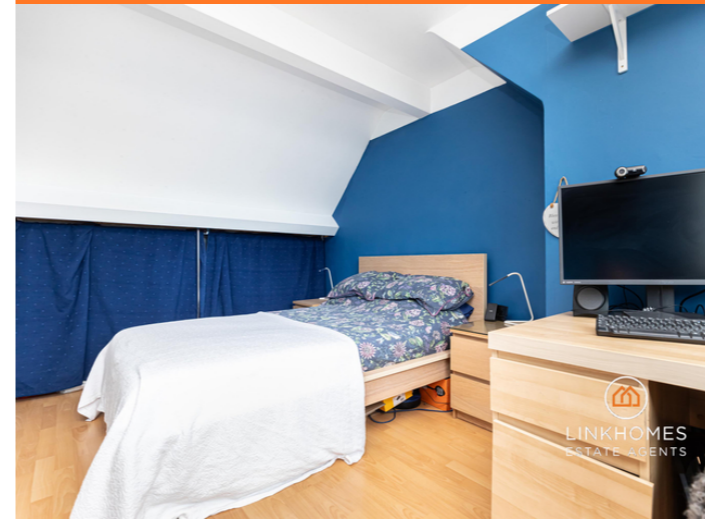
First Floor

Bedroom Four

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, a rail, power points, television point and laminate flooring.

Bedroom Six

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points, internet point and carpeted flooring.



Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, built-in wardrobes with mirrored front, radiator, power points, telephone point and laminate flooring.

Hobby Room

Smooth set ceiling, ceiling light, two double-glazed Velux windows to the side aspect, radiator, built-in desk with cupboards, stainless steel sink, power points and laminate flooring.

AC/Storage & Storage Room

Smooth set ceiling, ceiling light, extractor fan, double-glazed Velux window to the side aspect, solar panel inverter, solar panel infrastructure, pressurised emersion cylinder, work bench, power points, heating system header tank and vinyl flooring.

Bathroom

Wooden ceiling, down lights, panelled bath with overhead shower, toilet, wall-mounted sink with under-storage, stainless steel heated towel railed, shaver point and tiled flooring.

Outside

Garden

Partial patio, partial laid to lawn, partial decking, raised features sleepers, surrounding wooden fences, pond, allotment area, surrounding shrubbery, pergola, two greenhouses, apple tree, bark path, shingle path, shed, outside tap and outside lights and side gated access to the front. The property also benefits from a garage with up and over doors offering power and lighting and a mechanic's pit.

Storage Room/Office

Smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, power points, loft access and laminate flooring.

Front

Concrete driveway for multiple vehicles, partial bark, decorticate concrete blocks, surrounding shrubbery and surrounding wooden fences.

Useful Information

Agent's Notes

Tenure: Freehold
 EPC: C
 Council Tax Band: D - Approximately £2,147.75 per annum.
 The house has the benefit of 10 Solar panels on the main roof which are MCS approved and benefit from tax free FIT payments.
 New Worcester Boiler Greenstar Life with warranty until 11/10/2034.
 Existing water tank is a high pressure stainless steel Megaflo.
 Electrical Installation Condition Report carried out on the 13/08/2024 and passed.

Stamp Duty

First Time Buyer: £2,000
 Moving Home: £10,750
 Additional Property: £34,000