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LINKHOMES
ESTATE AGENTS



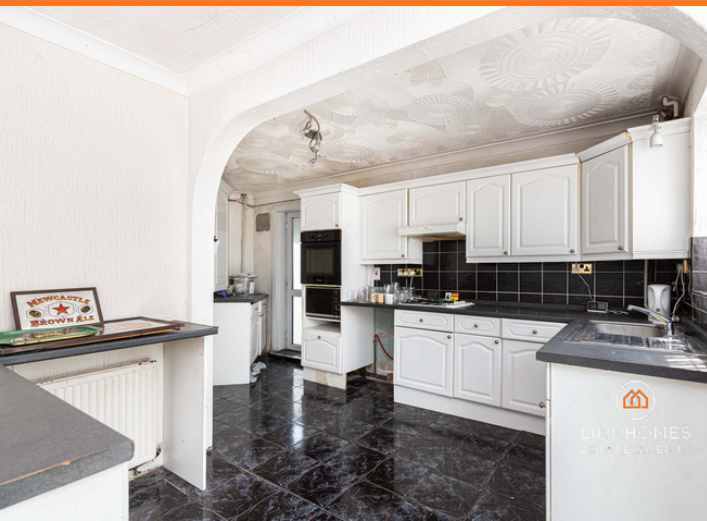
1 Alderney Avenue, Poole, Dorset, BH12 4LF
Guide Price £325,000

**** NO FORWARD CHAIN ** PERFECT RENOVATION PROJECT ** OVER 1,200 SQUARE FEET OF ACCOMMODATION **** Link Homes Estate Agents are pleased to present for sale this three bedroom semi-detached house, in need of refurbishment, and situated in the BH12 postcode. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering fitted furniture, an open-plan living room/dining room leading onto the conservatory, a three-piece bathroom suite on the first floor, a large garage, a main laid patio private garden and a block-paved driveway with parking for multiple vehicles.

Situated in a convenient location, Alderney Avenue sits centrally between the popular Bournemouth and Poole Town Centres. Tower Park, Turbary Retail Park, Poole Retail Park, Ashley Road and the desirable Ashley Cross are all within close proximity. All of which offer a range of shops and useful amenities and are all close by. Poole or Parkstone Train Stations are only a short drive away and connect to the mainline straight to London Waterloo.

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

Entrance Porch

UPVC double glazed single door and windows to the side aspect, base mounted units and vinyl flooring.

Kitchen

Coved ceiling, ceiling lights, UPVC double glazed windows to the front aspect, UPVC double glazed single door with frosted glass to the front aspect, wall and base fitted units, four point gas hob with integrated oven and extractor fan, stainless steel sink with drainer, tiled splash back, power points, space for a washing machine, radiator, thermostat, stairs to the first floor and tiled flooring.

Living Room

Ceiling light with a fan, UPVC double glazed French doors to the front aspect, gas fireplace, UPVC double glazed window to the rear aspect leading onto the conservatory, radiator, power points and carpeted flooring.

Conservatory

UPVC double glazed triple aspect windows to the sides and rear.

First Floor

Landing

Ceiling light, smoke alarm and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light with a fan, UPVC double glazed window to the front and side aspect, fitted wardrobes and dresser, radiator, power points and carpeted flooring.

Bedroom Two

Ceiling light, UPVC double glazed window to the side aspect, fitted wardrobes, power points and carpeted flooring.



Bedroom Three

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

Bathroom

Loft hatch, downlights, UPVC double glazed frosted window to the side aspect, tiled walls, single enclosed shower, wall mounted sink with under storage, toilet, stainless steel heated towel rail, cupboard with shelving and the immersion cylinder enclosed and tiled flooring.

Outside

Garage

Two single UPVC front doors to the front and rear, up and over door, lighting, power point, work bench and concrete flooring.

Garden

Laid to patio, brick walls, trees, greenhouse, outside light, summer house and surrounding shrubbery.

Driveway

Blocked paved driveway with space for multiple vehicles and surrounding shrubbery.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £1,250
Moving Home: £6,250
Additional Property: £22,500