

Linden Road, BH12



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ESTATE AGENTS

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What it's got.

This well-presented three bedroom detached home offers spacious and versatile accommodation with **no forward chain**, complete with 1 & half length garage, carport, off-road parking, and a private westerly facing rear garden. Ideally located in a sought-after area, the property is conveniently close to local shops, schools and well-served transport links.

The ground floor features an inviting entrance hall leading to a flexible reception room (which can also serve as a fourth bedroom), a conservatory, a bright through lounge/dining area, a fitted kitchen, and a downstairs WC.

Upstairs, the property comprises two generous double bedrooms one benefiting from a private balcony a third single bedroom, and a well-proportioned family shower room.

Externally, the home boasts ample off-road parking, a carport, 1 & half length garage and summer house.





What the owner says.

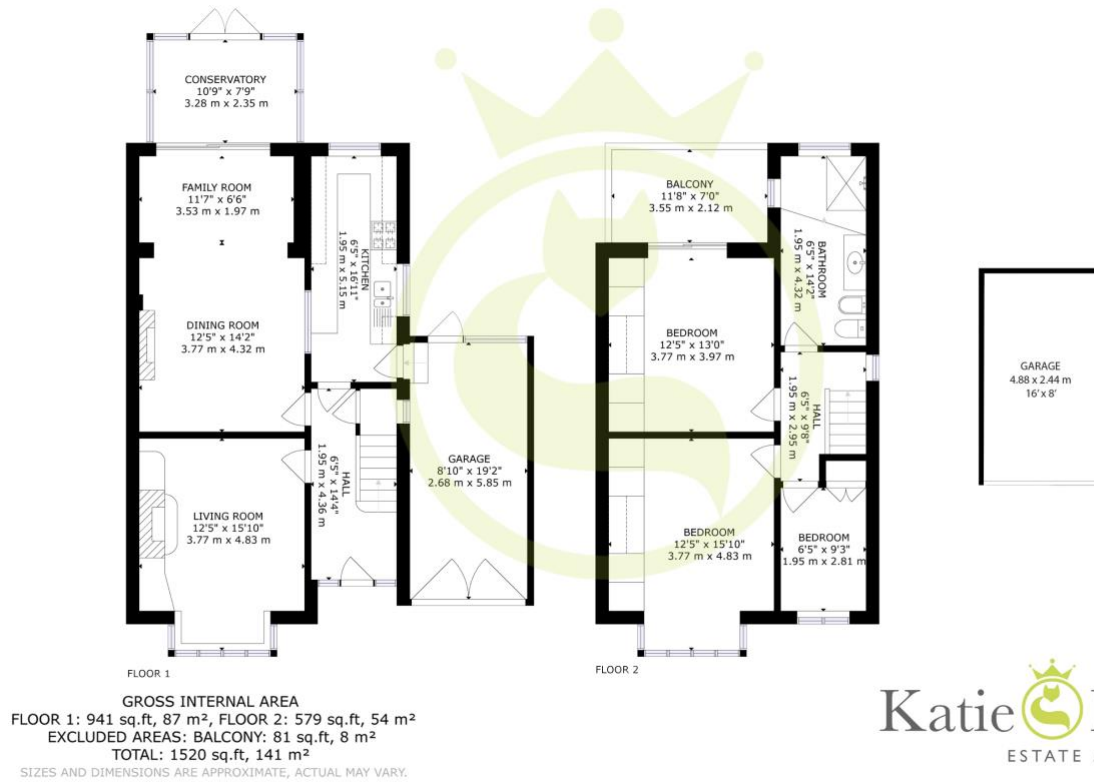
“It’s a beautiful grass lined quiet road and properties do not come up very often hence why our family have owned the house for over 45 years ”



Where it is.

Ideally located in the heart of Parkstone, Ashley Road offers a variety of shops, bars and other amenities including transport links and schools. Ashley Cross with Parkstone Train Station is not far, with its array of restaurants, trendy bars and further amenities. Poole Town Centre is approx. a 10-15 minute drive with its shopping centre, further transport links, restaurants and bars leading down to Poole Quay. Sandbanks with its award winning sandy beaches is approximately 4 miles away.





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Technical bits.

- Approx 1520 Sq. Ft
- Westerly facing rear garden with summer house
- No forward chain
- Great location and quiet road
- 1 & half length garage and carport
- 3 bedrooms detached house
- Great project property
- Large driveway
- Council tax band - D
- Short distance from Branksome train station

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.