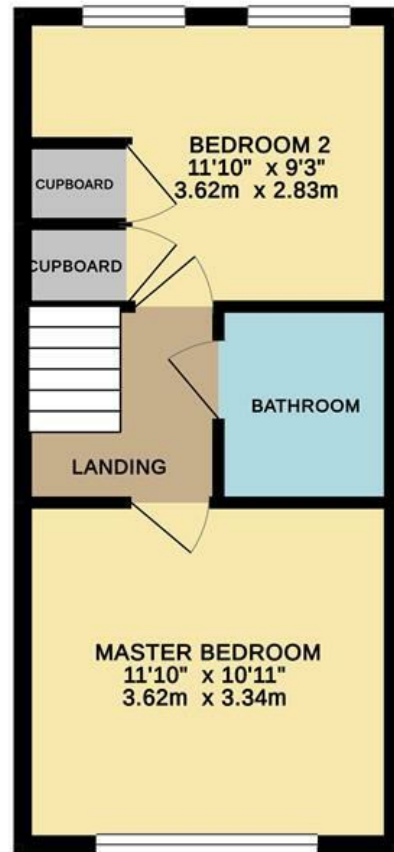
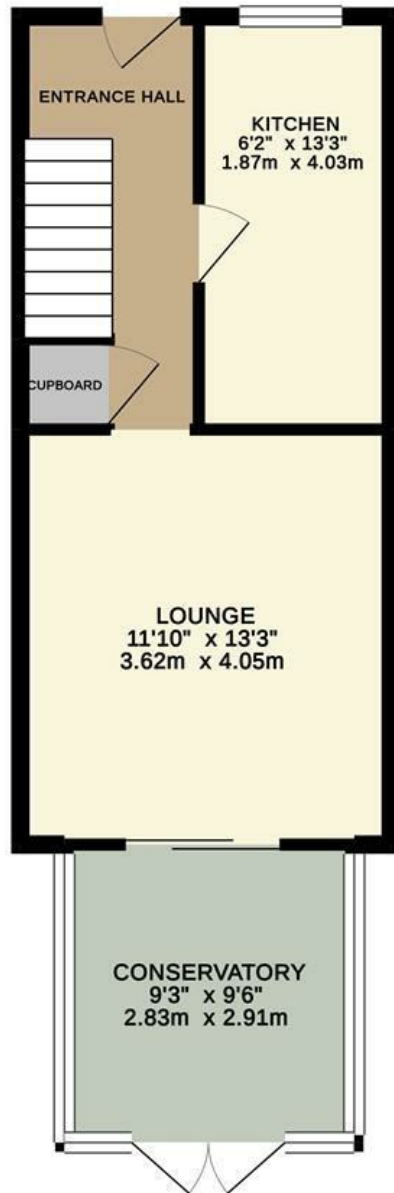


GROUND FLOOR 403 sq. ft.  
( 37.5 sq. m. )

1ST FLOOR 315 sq. ft.  
( 29.2 sq. m. )



TOTAL FLOOR AREA : 718 sq. ft. ( 66.7 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix ©2019

**Offices at:**

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE  
113 Commercial Road, Ashley Cross, Poole, BH14 0JD  
14 Dorchester Road, Oakdale, Poole, BH15 3JY

**All room dimensions given above are approximate measurements**

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



**Oakdale**

Tel: 01202 681113  
oakdale@keydrummond.com  
www.keydrummond.com



**2A Bredy Close, West Canford Heath, Poole BH17 9JP**  
**Guide Price £230,000 Freehold**

**\*\* SALE AGREED BY KEY DRUMMOND \*\*** A charming terraced family home situated in the exclusive West Canford Heath area of Poole. This much loved home benefits from entrance hallway, kitchen, lounge, spacious conservatory, **TWO DOUBLE BEDROOMS**, family bathroom, **BRAND NEW DOUBLE GLAZING**, central heating, off road parking for two vehicles, private rear garden with recently built shed and no forward chain. Viewing is highly recommended.

- SALE AGREED BY KEY DRUMMOND
- TERRACED FAMILY HOME
- CONSERVATORY
- OFF ROAD PARKING
- NEW DOUBLE GLAZING
- VACANT POSSESSION

**Location:**

The Canford Heath area of Poole known as a Site of Special Scientific Interest due to the flora and fauna found on Dorset's largest heathland area. Historically Canford Heath being part of the Canford Estate was mentioned in the Domesday Book and Canford Heath has grown with its community offering five local schools, supermarket and local shops with the Tower Park complex close by. Excellent transport links available to Poole and Bournemouth with the added choice of ferries to Europe and the Channel Isles, mainline railway connection from both towns and road links and more comprehensive shopping, theatres, cinemas, leisure complex and of course the seven miles of Blue Flag beaches for the sun-worshippers in the family and local sailing clubs and marinas for the boating enthusiasts as well.

**Entrance Hall:****Kitchen:**

13'2" x 6'1" (4.03 x 1.87)

**Lounge:**

13'3" x 11'10" (4.05 x 3.62)

**Conservatory:**

9'6" x 9'3" (2.91 x 2.83)

From the hall, stairs to the first floor landing.

**Bedroom One:**

11'10" x 10'11" (3.62 x 3.34)

**Bedroom Two:**

11'10" x 9'3" (3.62 x 2.83)

**Bathroom:****Off Road Parking:****Private Rear Garden:**

Tenure: FREEHOLD

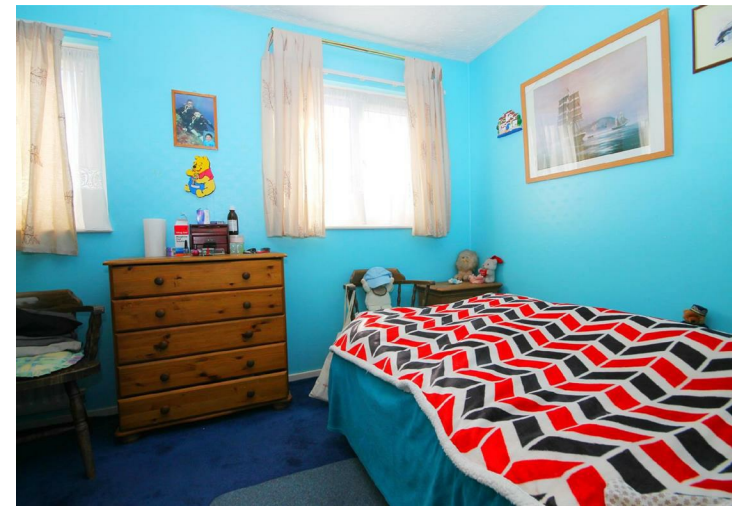
SAT NAV: BH17 9JP

EPC rate: C 2020

Council Tax Band: C £1552.87 2019/2020

School Catchment Area:

Please contact the Borough of Poole for current admission information: - [school.admissions@poole.gov.uk](mailto:school.admissions@poole.gov.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	