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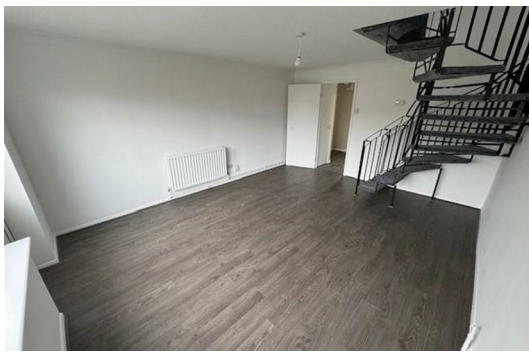
Hooke Close, Canford Heath, Poole, Dorset, BH17 8BA

Asking price £250,000

NEW LISTING, CANFORD HEATH, £250,000. Newly instructed to the market is this two double bedroom end of terrace modern style home located in Hooke Close. The property has a modern fitted kitchen with oven, hob and extractor. Lounge with LVT style flooring overlooking rear aspect with patio door leading out to sunny aspect garden with patio and lawn area. Side wooden gate leading to a single garage being located in nearby block. Spiral stairs from the lounge leading upstairs where there are two double bedrooms and a modern bathroom with white three peice suite. This property has gas central heating via a combi boiler and it is double glazed throughout. Council Tax band is B. This would make an ideal FIRST TIME BUY or Investment as currently tenanted. For all appointments please contact Thacker & Revitt 01202 748999. Offered with NO FORWARD CHAIN.







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FRONT DOOR AND ENTRANCE HALL
8'4" x 5'1" (2.55 x 1.57)
Double glazed front door leading into the entrance hall. Covered Porch. White ceiling, white emulsion painted walls and fitted LVT style flooring. Ceiling lighting. Light switch. Doorway into kitchen and door leading into the lounge. Built in cupboard.

KITCHEN
7'5"x 7'3" (2.28x 2.22)
Leading in from the entrance hall into this modern style fitted kitchen with light grey units and contrasting marble pattern grey and white laminate worktops. White ceiling, part emulsion painted walls and grey brick shaped metro tiled walls around worktops. Electric oven, hob and extractor are fitted. Stainless steel sink with bowl, drainer and mixer tap. Space and plumbing for washing machine and space for fridge freezer. Light switch, plug sockets and fuse switches. Double glazed window overlooking the front garden and outlook. Ceiling lighting.

LOUNGE
16'1" x 12'10" (4.92 x 3.93)
White painted door leading from the entrance hall into this light and good size lounge with rear facing aspect. White ceiling, white walls and LVT style flooring. Ceiling lighting. Radiator. Light switch, plug sockets and TV socket. Double glazed window overlooking rear garden with double glazed door leading to outside. Spiral staircase to first floor.

REAR GARDEN
The rear garden is sunny aspect and has a patio area and lawn area. Panel fencing to all sides and a wooden gate leading out to the garage.

STAIRS AND LANDING
7'8" x 7'3" (2.34 x 2.22)
Leading from the lounge is a spiral staircase with stairs leading to the first floor landing area. Continuation of the lounge decor. Ceiling lighting. Doors to all first floor rooms. Ceiling loft hatch.

BEDROOM ONE (REAR)
12'8" x 9'3" (3.87 x 2.84)
White painted door leading from the landing into this double bedroom with rear facing outlook. White ceiling, white walls and fitted grey carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Double glazed window overlooking the rear garden.

BEDROOM TWO (DOUBLE FRONT)
12'7" x 7'5" (3.86 x 2.27)
White painted door leading from the landing area to this double bedroom with front facing outlook. White ceiling, white walls and fitted grey carpet. Radiator. Light switch and plug sockets. Double glazed window overlooking the front aspect of the property.

BATHROOM
4'7" x 7'2" (1.41 x 2.19)
White painted door leading from the landing area into this modern bathroom. White ceiling, white tiled walls with decorative mosiac border tiles around half height.. Tile pattern vinyl flooring. Double glazed window to side aspect. Radiator. Ceiling lighting. White bath with side panel and chrome effect fittings and glass shower screen. White wc with seat and lid and cistern flush. White sink with pedastal and chrome effect fittings. Extractor fan.

FRONT GARDEN
There is a small outside front garden area being mainly laid to lawn and path to the front door with a wooden door to cupboard outside.

GARAGE
There is a single garage conveyed with the property located in the block next to the property with up and over door and being brick built.

TENURE
The property is FREEHOLD and is also being offered with NO FORWARD CHAIN. This would make an ideal FIRST TIME BUY OR INVESTMENT Property. Currently tenanted.

In accordance with the estate agency act of 1979, the sellers of this property are connected to Thacker & Revitt

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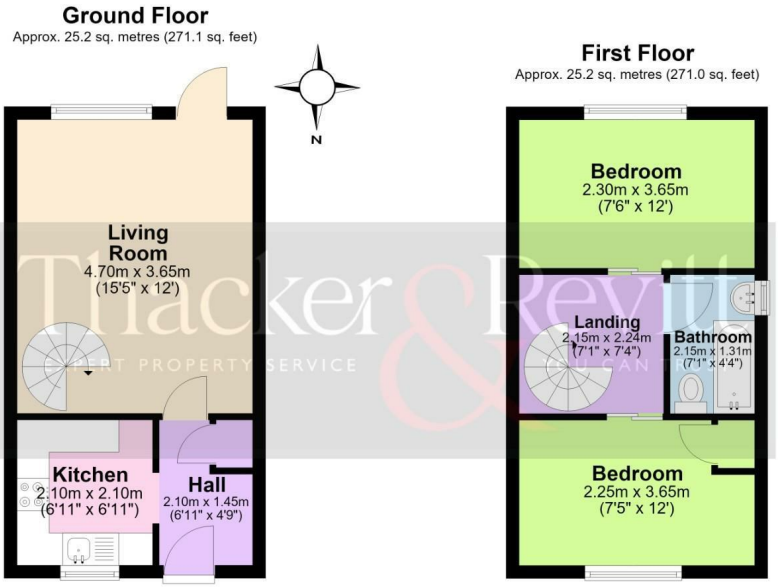


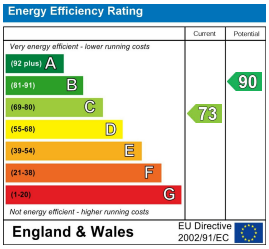


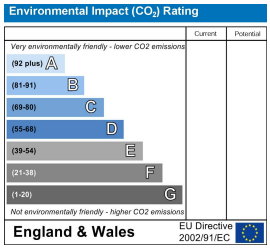




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Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD

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