



**Redhoave Road, Canford Heath, Poole, Dorset, BH17 9DT**

**Guide price £295,000**

CANFORD HEATH, £295,000 GUIDE PRICE. Take a look at this three bedroom end of terraced property for sale located in Redhoave Road, BH17. This property has two double bedrooms and a single bedroom. Downstairs there is a lounge reception room and a kitchen breakfast room facing to the rear of the property. Modern bathroom with white suite. Gas central heating and double glazing. There is a a good sized garden to the rear and to the side of the property. Single garage. Council Tax band is C. This property is being offered with NO FORWARD CHAIN and would make an ideal FIRST TIME BUY.



## FRONT DOOR AND ENTRANCE HALL

Upvc double glazed door with white plastic panel and glass pane. Covered tiled and pitched porch. Outside cupboard with white wooden door. Entrance hall with white artex ceiling, emulsion painted walls and fitted carpet. Radiator. Stairs to first floor, door to lounge. Light switch.

## LOUNGE

14'9" x 12'7" (4.51 x 3.86)

Door leading from the entrance hall into the lounge with front facing aspect. White artex ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch, plug sockets and TV socket. Upvc double glazed window to front aspect. Radiator. Door leading into kitchen breakfast room.

## KITCHEN BREAKFAST ROOM

9'5" x 16'0" (2.89 x 4.88)

Door leading from the lounge into this spacious kitchen breakfast room overlooking the rear aspect. White Artex ceiling, part tiled and part emulsion painted walls with tile pattern flooring. Ceiling lighting. Light switch, plug sockets and fuse switches. Wall mounted Worcester Bosch boiler. Stainless steel sink with drainer and metal fittings. A range of dark wood coloured wall, base and drawer units with fitted handles and laminate worktops. Two upvc double glazed windows. Upvc double glazed back door with base panel and glass pane. Radiator. There is a recess area larder cupboard with shelving. Extractor fan, electric oven and four ring hob. There is enough space for a dining table to fit in the kitchen.



## STAIRS AND LANDING

7'3" x 6'2" (2.23 x 1.89)

Leading from the entrance hall with stairs to first floor and landing area. Continuation of the hall decor with emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Ceiling loft hatch. Doors to all first floor rooms.



## BATHROOM

8'1" x 6'1" (2.48 x 1.87)

Door leading into the bathroom with white ceiling, part tiled and part emulsion painted walls and lino flooring. Ceiling lighting. Upvc double glazed frosted window. White bathroom suite consisting of wc with cistern and flush, white sink with chrome effect fittings, bath with chrome effect fittings and shower mixer over bath. Built in cupboard with shelving inside.



## BEDROOM ONE (DOUBLE MAIN FRONT FACING)

12'5" x 9'5" (3.79 x 2.89)

Door leading into the main double bedroom overlooking front facing aspect. White artex ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Upvc double glazed window to front outlook.



## BEDROOM TWO (DOUBLE REAR FACING)

11'6" x 8'10" (3.51 x 2.71)

Door leading into this double bedroom with rear facing aspect. White artex ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Upvc double glazed window overlooking the rear garden.



## BEDROOM THREE

7'10" x 6'9" (2.41 x 2.07)

Door leading into this single bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window overlooking rear garden. Radiator. Ceiling lighting. Light switch and plug sockets.

## REAR GARDEN

34'5" x 25'0" with side garden being 44'3" x 17'8" (10.5 x 7.64 with side garden being 13.5 x 5.4)

The rear garden is irregularly shaped, mainly laid to lawn with patio area and pathway leading to the garage. There is additional garden to the side of the property laid to lawn. Fencing to boundaries.

## GARAGE

16'5" x 8'6" (5.01 x 2.61)

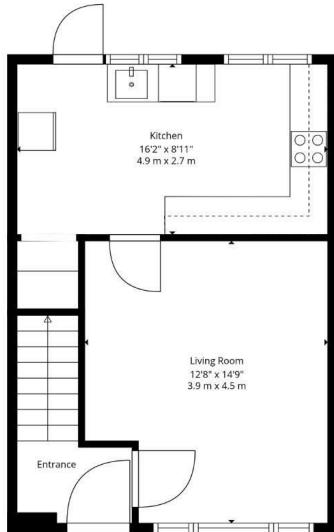
There is a single garage with up and over door to the front to the communal parking area. Side double glazed door leading from the garage into the rear garden. Light and power. Concrete flooring and being brick built and flat roof. The garage is accessed from the road to the back of the property.

## FRONT GARDEN

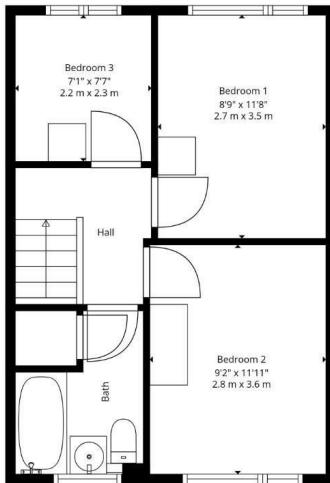
The front garden is open plan and is block paved with a picket fence to one side and panel fencing to the other side.

## TENURE

The property is FREEHOLD and is being offered with NO FORWARD CHAIN.



1st Floor



2nd Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		66	82
EU Directive 2002/91/EC			



**TOTAL: 774 sq. ft, 72 m<sup>2</sup>**  
 1st floor: 387 sq. ft, 36 m<sup>2</sup>, 2nd floor: 387 sq. ft, 36 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 84 sq. ft, 8 m<sup>2</sup>

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



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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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