Thacker & Revitt

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Southbrook Close, Canford heath, Poole, Dorset, BH17 8BG

£235,000

NEW LISTING IN CANFORD HEATH, BH17, £235,000. Take a look at this newly instructed two double bedroom mid terraced house located in Southbrook Close, Canford Heath. The property is double glazed and has gas cdentral heating via a combi boiler and is being offered with NO FORWARD CHAIN and would make an ideal FIRST TIME BUY. It has two double bedrooms and bathroom with white suite upstairs. Downstairs is a lounge with laminate flooring with an archway leading into a fitted wood coloured kitchen. Outside is an enclosed rear garden to the rear with decked area and mainly laid to shingle with a garden shed at the end. To the front of the property is drive parking for one car and a single garage located in nearby block. Council tax band B.







ARLA Association of Residential Letting Agents

The Property Ombudsman LETTINGS

NAEA National Association of Estate Agents

Professionals in Residential Sales and Lettings

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FRONT DOOR AND LOUNGE RECEPTION
14'3" x 11'11" (4.36 x 3.65)
Double glazed front door leading into lounge reception room with white ceiling, emulsion painted walls and wood laminate light coloured flooring. Ceiling lighting. Radiator. Double glazed window overlooking front aspect. Under stairs recess area. Light switches, plug sockets and TV socket. Arch way leading into kitchen and stairs to first floor landing area. Wall mounted fire.

KITCHEN
11'11" x 8'1" (3.64 x 2.47)
Leading in from the lounge into this fitted kitchen with a range of light wood coloured units and laminate worktops. Fitted lino flooring. White ceiling, part tiled and part emulsion painted walls. Double glazed window overlooking rear garden. Double glazed door leading to outside. Free standing cooker with extractor fan fitted above, Space and plumbing for washing machine. Radiator. One and half bowl Sink with drainer and metal fittings.

REAR GARDEN
Enclosed rear garden with a decked area leading onto easy maintenance shingled gardeb where there is a wooden garden shed located at the end of the garden. Wooden gate leading to communal path at the rear of the garden.

STAIRS AND LANDING
8'5" x 6'7" x 2'5" (2.57 x 2.03 x 0.75)
Stairs leading form the entrance hall area to the first floor landing area with wihite ceiling, neutral decor and fitted carpet. Doors to all first floor rooms.

BEDROOM ONE (DOUBLE FRONT)
14'3" x 11'11" (4.36 x 3.65)
Door leading in from the landing into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted flooring. Ceiling lighting. Two double glazed windows overlooking the front aspect. Light switch, plug sockets. Radiator.

BEDROOM TWO (DOUBLE FRONT FACING)
11'11" x 7'8" (3.64 x 2.34)
Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted light wood coloured laminate flooring. Radiator.Light siwtch and plug sockets. Double glazed window overlooking front aspect.

BATHROOM
Door leading into the bathroom with white ceiling, part tiled and part emulsion painted walls with fitteed lino flooring. Ceiling lighting. Radiator. Bathroom suite with zacuzzi style bath with glass shower screen fitted. bath, White toilet seat and lid and flush. White sink with metla fittings.

PARKING AND GARAGE
There is a single garage conveyed with the property located in nearby block with up and over door (No power). It also has driveway parking to the front of the property.

TENURE
The propperty is FREEHOLD and is being offered with NO FORWARD CHAIN.

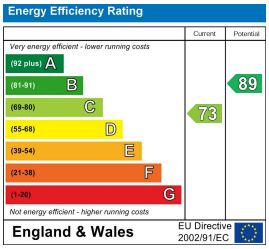


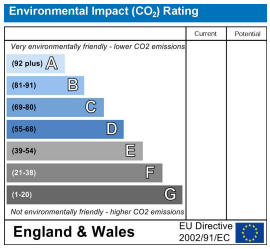






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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

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Viewings

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

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