



## Southbrook Close, Poole, Dorset

### Guide price £238,000

**IDEAL FIRST TIME BUY, CANFORD HEATH, £238,000.** Take a look at this modern style freehold two double bedroom mid terraced home for sale in Southbrook Close, BH17. This property is in the process of being decorated and recarpeted, and benefits from double glazing and gas central heating. There is a modern fitted kitchen with oven, hob and extractor fan with space and plumbing for washing machine and space for fridge freezer. Upper floor comprises two double bedrooms and a bathroom with modern white suite and part tiled walls. Double glazed back door leading out to a sunny aspect rear garden with a decked and lawn area. At the end of the garden is a wooden gate leading to a single garage. This property would make an ideal **FIRST TIME BUY** with **NO FORWARD CHAIN** offered. Pictures taken prior to letting.



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## FRONT GARDEN

Easy maintenance front garden is laid to shingle on several levels with wooden edging. Steps leading up to the front door from the pathway and to side of the front garden area.

## FRONT DOOR AND ENTRANCE HALL

Steps leading from the pathway up to the UPVC double glazed front door into the property. White ceiling and walls and grey flooring. Light switch.

## LOUNGE

14'3" x 11'10" (4.35 x 3.63)

Lounge room with white ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window overlooking the front of the property. Ceiling lighting. Light switch. Plug sockets and TV socket. Radiator. Under stairs recess area. Stairs to first floor and doorway leading into the kitchen.

## KITCHEN

11'10" x 7'10" (3.61 x 2.39)

Leading in from the lounge into this modern light coloured fitted kitchen with white ceiling, part emulsion painted walls and partly grey tiled around the worktops. Tiled grey flooring. Ceiling lighting. Radiator. Laminate worktops. Sink with drainer and mixer tap. Four ring electric glass top hob, stainless steel electric oven with pull down door and handle and controls. Stainless steel extractor fan. Double glazed window overlooking the rear garden. Space and plumbing for washing machine and space for fridge freezer. Upvc double glazed door leading to outside. Light switch, plug sockets and fuse switches.

## REAR GARDEN

The rear garden has a lawn area, patio and path steps leading to a raised wooden decking area. Hedging to one side of the garden and fencing to the rear and other side. At the end of the garden is a wooden gate which leads to the single garage.

## STAIRS AND LANDING

7'1" x 2'6" (2.16 x 0.77)

Stairs leading from the lounge to the first floor with continuation of the white and grey decor. White ceiling. Ceiling lighting. Light switch. Ceiling loft hatch. Doors to all first floor rooms.

## BEDROOM ONE (MAIN)

11'11" x 7'7" (3.64 x 2.33)

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

## BEDROOM TWO

11'1" x 8'7" (3.38 x 2.64)

White painted panelled door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted grey carpet. Light switch and plug sockets. Double glazed window overlooking the front aspect. Built in cupboard.





### **BATHROOM**

White painted panelled door leading into this modern bathroom with white ceiling, part tiled and part emulsion painted walls with border tiles. Lino flooring. Ceiling lighting. Radiator. White suite consisting of bath with shower screen and chrome effect fittings, white sink with pedestal and chrome effect fittings, and white wc with seat and lid and flush.

### **GARAGE**

Brick built single garage with up and over door, located to the back of the property.

### **TENURE**

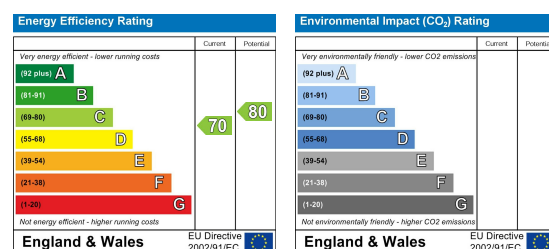
The property is FREEHOLD and is being offered with NO FORWARD CHAIN.



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## Viewings

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