



Overcombe Close, Canford Heath, Poole, Dorset, BH17 9EZ

Guide price £200,000

CANFORD HEATH, £200,000. New to the market is this modern style one double bedroom freehold house located in Overcombe Close, Canford Heath, BH17. This property has an easy maintenance, sunny aspect garden and driveway parking for one car to the front of the property. It has neutral decor throughout with grey fitted carpets and tiled bathroom and kitchen flooring. Lounge with two patio doors opening up to the garden. Opening up from the lounge is a compact fitted kitchen with light wood coloured units and a free standing cooker, space and plumbing for washing machine and space for fridge freezer. Upstairs is a good sized double bedroom overlooking the rear garden with two built in cupboards and a modern style bathroom with three piece white suite. This property would make an ideal FIRST TIME BUY. It is offered with NO FORWARD CHAIN.



FRONT GARDEN AND DRIVE

There is a small area of lawn to the left hand side of the driveway. Driveway parking for one car in front of the house.

FRONT DOOR AND LOUNGE

13'11" x 14'9" (4.25 x 4.51)

White upvc double glazed door leading into entrance area with under stairs open recess and leading into the lounge reception room. White ceiling, cream coloured walls and fitted grey carpet. Double glazed patio doors leading from the lounge into the rear garden. Light switch, plug sockets and TV socket. Stairs to first floor and landing area. Ceiling lighting. Radiator.

KITCHEN

7'7" x 5'5" (2.33 x 1.67)

Opening up from the lounge in to the kitchen. White ceiling, emulsion painted walls and part tiled around worktop. Tiled flooring. A range of light wood coloured wall and base units with laminate worktops. Stainless steel sink with drainer and chrome effect fittings. Freestanding cooker. Upvc double glazed window overlooking the front aspect. Ceiling lighting. Light switch, plug sockets and fuse switches. Stainless steel extractor with metal back panel. Space and plumbing for washing machine and space for fridge freezer.

REAR GARDEN

Enclosed sunny aspect rear garden of easy maintenance. Patio and shingle enclosed with wooden fencing. Gate to the side leading out to the driveway parking to the front of the property.

STAIRS AND LANDING

8'8" x 6'1" x 3'4" (2.65 x 1.87 x 1.03)

Continuation of the lounge decor to the stairs and landing with emulsion painted walls and grey fitted carpet. Ceiling light fitting on the landing. Upvc double glazed window overlooking the front aspect of the property. Doors to bedroom and bathroom.

BATHROOM

7'6" x 5'0" (2.31 x 1.53)

Door leading from the landing into this modern style bathroom with white ceiling, emulsion painted walls to part of the walls and tiled to remainder of bath area walls. Tiled flooring. Ceiling lighting. Upvc double glazed window. White suite consisting of bath with chrome effect fittings and glass shower screen, wc with seat and lid and cistern flush, sink with pedestal and chrome effect fittings. Extractor fan. Radiator.

BEDROOM

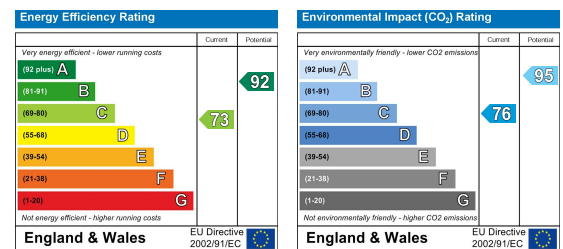
10'7" x 8'8" (3.25 x 2.65)

Wooden door leading into this good sized double bedroom with white ceiling, cream walls and fitted grey carpet. Ceiling lighting, radiator. Upvc double glazed window overlooking rear garden. There are two built in cupboards with one having a hanging rail and shelf inside. Light switch, plug sockets. Radiator.

TENURE

The property is FREEHOLD and is being offered with NO FORWARD CHAIN. This would make an ideal FIRST TIME BUY.





Consumer Protection from Unfair Trading Regulation

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.

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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