



Portesham Way, Canford Heath, Poole, BH17 9HH

£365,000

- Three Bedrooms
- Recently Updated / Well Presented Throughout
- Conservatory
- Garage & Off Road Parking
- Southerly Rear Garden
- Semi-Detached House
- Gas Central Heating
- Potential To Extend STPP
- Close To Amenities & Heathland
- No Forward Chain

NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this well presented semi-detached house situated in the sought after Pine Ridge area of Canford Heath. The property comprises: Three bedrooms, lounge / dining room, kitchen / breakfast room, conservatory, downstairs cloakroom and a family bathroom. Other benefits include gas central heating, attached garage, lovely sunny Southerly rear garden and a driveway providing ample off road parking. With a favoured School Catchment, its position close to local amenities and bus routes and within walking distance to the SSSI Heathland, we strongly encourage early viewings.



Lounge / Dining Room
15'5" x 12'6" (4.712 x 3.826)

Kitchen / Breakfast Room
15'7" x 12'6" (4.765 x 3.826)

Conservatory
9'9" x 7'9" (2.986 x 2.385)

Downstairs Cloakroom

Bedroom One
12'0" x 9'0" (3.663 x 2.767)

Bedroom Two
11'3" x 9'1" (3.442 x 2.776)

Bedroom Three
6'4" x 6'0" (1.95 x 1.85)

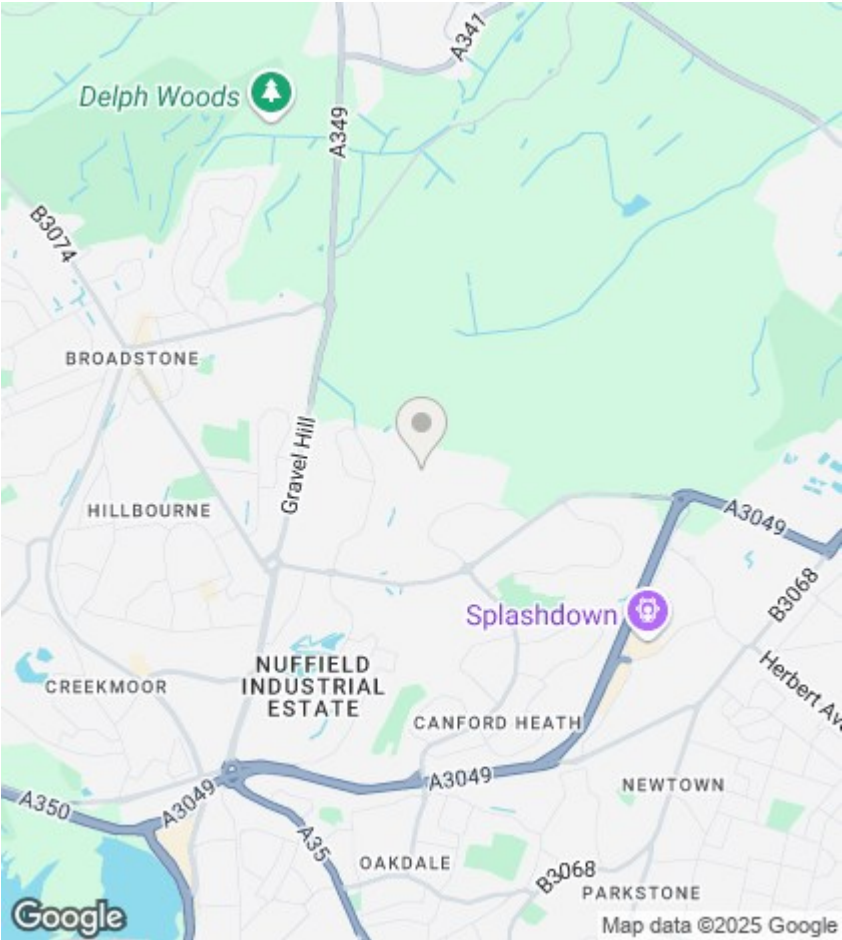
Family Bathroom

Garage
18'2" x 8'7" (5.559 x 2.641)









Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	