



Redhoave Road, Poole, Dorset, BH17 9DU

Asking price £295,000

CANFORD HEATH "NO FORWARD CHAIN" £295,000 Freehold House. Take a look at this spacious well presented modern three bedroom end of terrace home located in Redhoave road FOR SALE. The property is currently tenanted and is being offered with "no forward chain". It has a porch, open plan lounge dining room with laminate flooring. There is a modern fitted kitchen overlooking the rear aspect. a good size conservatory running off the back of the house with laminate flooring and double opening doors leading into the easy maintenance rear garden. Upstairs there are three bedrooms (two doubles and a single bedroom). A modern bathroom with white suite. There is a single garage conveyed with the property and front and rear gardens. Council band is C. Front and rear gardens. Mains Gas and electricity. This property would make an IDEAL FIRST TIME BUY OR INVESTMENT. DON'T MISS OUT ON THIS SUPER PROPERTY AND BOOK YOUR NEXT VIEWING WITH THACKER & REVITT.



PORCH AND ENTRANCE HALL AREA:-

Leading from the pathway to the brick built porch with upvc double glazed front door. Tile and pitched roof. Inside emulsion painted walls and built in cupboard housing gas meter. Window to side aspect creating natural light into the porch. Inner wooden front door leading into the entrance hall area.

LOUNGE/ DINING ROOM:-

Wooden door leading from the entrance hall into this spacious lounge dining room with front to back aspect. White ceiling, emulsion painted walls and laminate flooring. Ceiling lighting. Light switches and plug sockets. TV socket. Under stairs cupboard with wooden door and storage inside. Two Radiators.

KITCHEN:-

Wooden door leading into this modern kitchen with rear facing aspect. Ceiling white, part emulsion and part tiled walls and laminate fitted flooring. Ceiling lighting. Upvc double glazed window looking into the conservatory room. Light switch, fuse switches and plug sockets. A range of fitted wall, base and drawer units with laminate worktops. Stainless steel sink with chrome effect fittings. Four ring gas hob with controls, electric oven with pull down door, handle and controls. Space for fridge freezer and space and plumbing for washing machine. There is an integrated dishwasher. Wall mounted boiler.

CONSERVATORY:-

Two wooden framed doors with glass panels leading from the dining area into this good size conservatory with rear facing aspect. White upvc double glazed frame with full height glass panes and polycarbonate roof. Two double glazed sliding opening doors with locks leading into the garden. Radiator. Lighting. Light switch. Laminate flooring.

STAIRS AND LANDING:-

Leading from the entrance hall stairs to first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Ceiling loft hatch. Doors to all first floor rooms.

BEDROOM ONE:- (PRIMARY)

Wooden door leading into the main bedroom, which has front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting, Radiator, light switch and plug sockets. Upvc double glazed window overlooking front garden and road.

BEDROOM TWO:- (DOUBLE REAR ASPECT)

Wooden door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting, radiator, light switch and plug sockets. Upvc double glazed window overlooking rear garden.

BEDROOM THREE:- (SINGLE)

Wooden door leading into this rear facing bedroom, which is ideal as a child's room, study or dressing room. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window to rear aspect overlooking garden. Ceiling lighting. Light switch and plug sockets. Radiator.

BATHROOM:-

Wooden door leading into this modern bathroom with front facing aspect. White ceiling, white tiled walls with decorative mosaic borders and fitted flooring. Ceiling lighting. Radiator. Built in cupboard for storage. Upvc double glazed window to front aspect with opening and fixed panes. White sink with chrome effect fittings and white pedestal. White bath with side pane and chrome effect fittings. White wc with seat and lid and cistern with flush.

REAR GARDEN:-

The rear garden is mainly laid to patio with fencing to both sides and door leading into garage. Side path leading to the front of the property and a wooden gate leading to garage.

FRONT GARDEN:-

The front garden is easy maintenance mainly laid to shingle with bushes and plants. There is a pathway from the main communal path to the front porch and leading also around to the side of the property. Low brick wall to the front boundary.

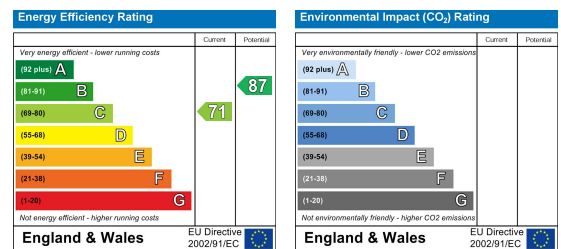
GARAGE:-

Single garage located just off the back garden with up and over door. There is a single door to the back of the garage leading into the rear garden.

TENURE:-

The Property is "FREEHOLD" and is also being offered with "NO FORWARD CHAIN".





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.

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