



Lentham Close, Canford Heath, Poole, Dorset, BH17 9TH

Guide price £285,000

CANFORD HEATH, THREE BEDROOM HOUSE £285,000 Guide price, Freehold. Take a look at this three bedroom end of terrace property being offered with "NO FORWARD CHAIN". Number 75 is located in Lentham Close, BH17. The property has been newly decorated in white and there are three bedrooms (two doubles and a single) with a modern bathroom on the first floor. Downstairs has an open plan lounge dining room with patio doors leading out into the rear patio garden. Open arch from the dining area into a fitted kitchen with a range of wall, base and drawer units, with four ring gas hob, electric oven and extractor fan, space and plumbing for washing machine and space for fridge freezer. Council Tax band C. This is an ideal FIRST TIME BUY. Offered with NO FORWARD CHAIN.



FRONT DOOR AND ENTRANCE HALL

Pathway leading to front door. Front door leading into entrance hall area with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Stairs to landing area and door leading into lounge.

LOUNGE DINING ROOM

lounge 14'8" x 14'10" dining area 10'2" x 8'7" (lounge 4.49 x 4.54 dining area 3.12 x 2.62)

Door leading from the entrance hall into this open plan lounge dining room. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window over looking front aspect. Upvc double glazed patio doors leading into the rear garden. Door leading into the kitchen. Two radiators. Ceiling lighting. Light switches and plug sockets, TV socket.

KITCHEN

10'4" x 6'0" (3.15 x 1.85)

Door leading into the kitchen with rear facing aspect. White ceiling, emulsion painted and part tiled walls and fitted lino flooring. Upvc double glazed window overlooking rear patio garden. Ceiling lighting. Light switch, plug sockets and fuse switches. A range of wall, base and drawer units with fitted handles and laminate worktops. Radiator. Sink with drainer and mixer tap. Four ring hob, electric over and extractor above. Space for fridge freezer, space and plumbing for washing machine.

REAR GARDEN

The sunny aspect rear garden is easy to maintain and mainly laid to patio, with fencing around and a wooden garden shed. Wooden side gate.

STAIRS AND LANDING

8'6" x 7'1" (2.60 x 2.17)

Continuation of the hall decor with stairs leading to the first floor and landing area. Ceiling loft hatch. Ceiling lighting. Light switch. Radiator. Built in cupboard. Doors to all first floor rooms.

BEDROOM ONE (FRONT DOUBLE)

14'10" x 12'1" x 7'4" into recess (4.53 x 3.70 x 2.26 into recess)

Door leading into this double bedroom with white ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window overlooking rear aspect. Light switch, plug sockets. Radiator.

BEDROOM TWO (DOUBLE)

9'8" x 7'4" (2.95 x 2.25)

Door leading into this double bedroom with white ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window. Ceiling lighting. Light switch and plug sockets. Built in cupboard with door and storage space inside. Radiator.

BEDROOM THREE (SINGLE)

7'8" x 7'3" (2.34 x 2.21)

Door leading into this single bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window overlooking rear garden. Ceiling lighting. Light switch and plug socket. Radiator.

BATHROOM

6'5" x 5'3" (1.96 x 1.61)

Door leading into this modern bathroom with white ceiling, part emulsion painted and part tiled walls with vinyl flooring. Upvc double glazed window. White bathroom suite consisting of bath with side panel, chrome effect fittings and shower, white wc with seat and lid and cistern and white sink with chrome effect fittings. Ceiling lighting. Radiator.

FRONT GARDEN AND PARKING

The front garden is open plan and mainly laid to lawn, with pathway leading to the parking and front door.

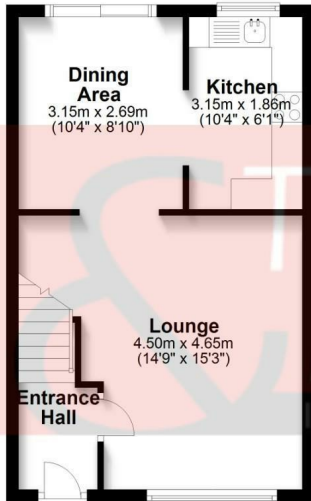
TENURE

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



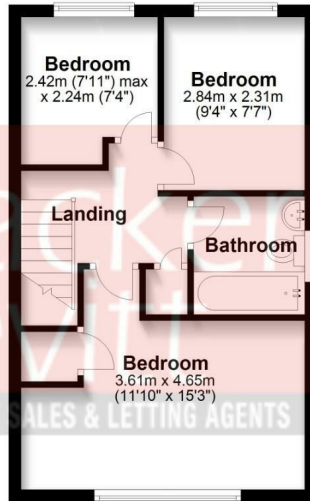
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



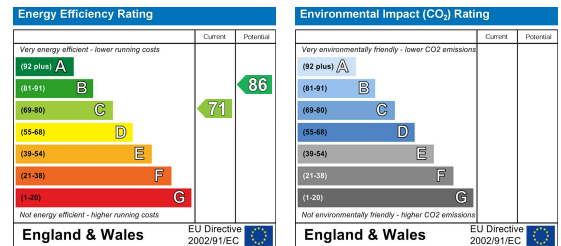
First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 72.1 sq. metres (776.4 sq. feet)

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Viewings

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