



Hooke Close, Canford Heath, Poole, Dorset, BH17 8BA

Asking price £259,995

NEW INSTRUCTION FOR SALE IN CANFORD HEATH, BH17, Asking Price £259,995 Freehold.

Take a look at this two double bedroom mid terraced house offered with NO FORWARD CHAIN. Entrance hall with two built in cupboards leads to a fitted kitchen with free standing cooker and wall mounted combi boiler. The lounge is to the back of the property and benefits from patio door leading out to a sunny aspect rear garden. Spiral staircase from the lounge to the first floor, with two bedrooms and bathroom with white suite. The rear garden is laid to lawn, with a patio area and garden shed, there is also a lawn area to the front and an allocated parking space conveyed with the property. This would make an ideal FIRST TIME BUY OR AN INVESTMENT PROPERTY. Council Tax band B.



FRONT DOOR AND ENTRANCE HALL

8'2" x 3'0" (2.51 x 0.93)

White ceiling, white walls and tiled flooring. Ceiling lighting. Light switch. Two built in cupboards (one single and one double) with electric consumer unit, rails and shelving inside. Door to lounge and entrance into the kitchen.

KITCHEN

7'4" x 7'2" (2.26 x 2.20)

Doorway leading in from the hall to the kitchen with front facing aspect. White ceiling, part painted and part tiled walls and laminate flooring. Upvc double glazed window overlooking the front aspect. Wall mounted combi boiler. A range of fitted wall and base units with laminate worktops. Sink with metal fittings. Space and plumbing for washing machine and space for fridge freezer. Free standing cooker with extractor over. Light switch, plug sockets and fuse switches.

LOUNGE

16'0" x 12'6" (4.90 x 3.83)

Door leading from the hall into this light and airy lounge reception room overlooking the rear garden. White ceiling, white walls and fitted carpet. Radiator. Fireplace. Upvc double glazed window and upvc double glazed door leading to outside. Light switch, plug sockets and TV socket. Spiral staircase to first floor.

REAR GARDEN

Leading from the lounge into this sunny aspect garden with patio area and lawn with flower and shrub borders. There is a garden shed at the end of the garden and pathway leading to the allocated parking space in the residents car park.

STAIRS AND LANDING

7'7" x 7'2" (2.32 x 2.20)

Spiral staircase leading from the lounge to the first floor and landing area. Carpeted steps and metal railings. White ceiling, white walls and fitted carpet. Light switch. Doors to all first floor rooms. Ceiling lighting.

BEDROOM ONE (DOUBLE MAIN REAR)

12'7" x 8'2" (3.84 x 2.51)

White painted wooden door leading into the main bedroom with rear facing aspect. White ceiling, white walls and fitted carpet. Ceiling lighting. Radiator. Upvc double glazed window to rear aspect overlooking the garden.

BEDROOM TWO (FRONT)

12'9" x 7'10" (3.89 x 2.40)

White painted wooden door leading into this front facing bedroom. White ceiling, white walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Built in cupboard with wooden door and shelving inside. Upvc double glazed window overlooking the front aspect. Radiator.

BATHROOM

7'1" x 4'7" (2.17 x 1.40)

White door leading into this modern bathroom with white ceiling, part tiled and part painted walls, and laminate flooring. Ceiling lighting, extractor fan. White sink with chrome effect fittings. WC with seat, lid and cistern flush. White bath with side and back panels, chrome effect fittings and shower screen with shower over the bath.

TENURE

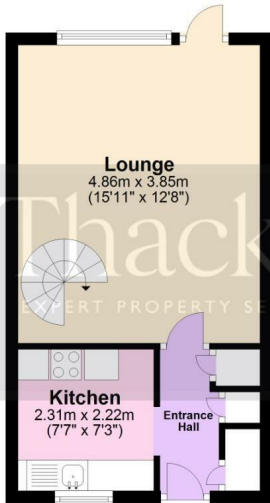
The property is FREEHOLD and is offered with NO FORWARD CHAIN

IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY



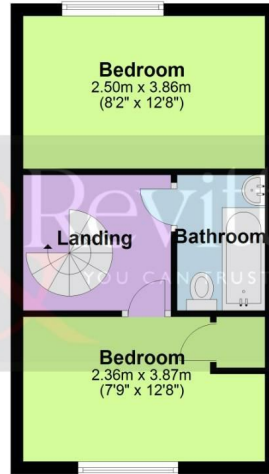
Ground Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



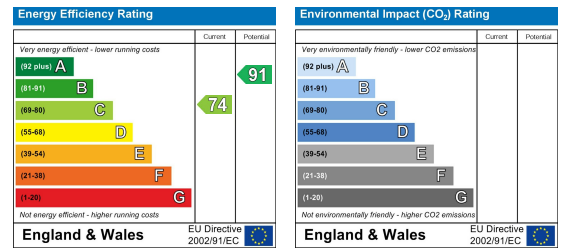
First Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 sq. feet)

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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