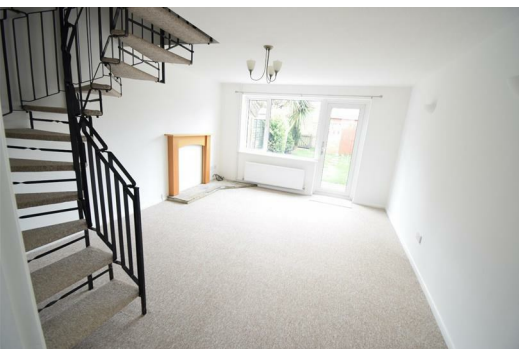




## Hooke Close, Canford Heath, Poole, Dorset, BH17 8BA

### Offers in excess of £245,000

CANFORD HEATH, POOLE, OFFERS IN EXCESS OF £245,000. Take a look at this lovely newly decorated vacant freehold house located in Canford Heath. The property is being offered with "NO FORWARD CHAIN". Modern bathroom with white suite. Two double bedrooms, lounge with patio door lto rear garden. Spiral staircase leading to the first floor landing area. Nurteal white decor throughout. Fitted galley style kitchen with space and plumbing for washing machine and space for fridge freezer. Free standing cooker. Double glazed and gas central heating. Sunny aspect Rear garden with patio area, lawn and garden shed. Allocated parking space. 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

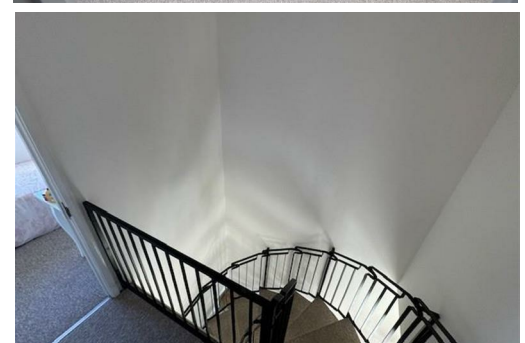
7'1" x 4'7" (2.17 x 1.40)

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

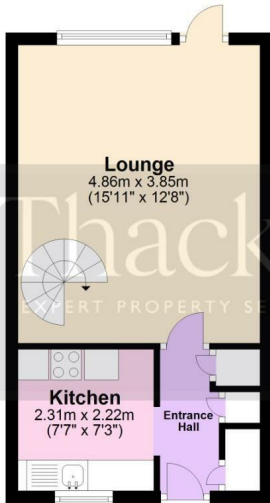
The property is FREEHOLD and is offered with NO FORWARD CHAIN

IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY



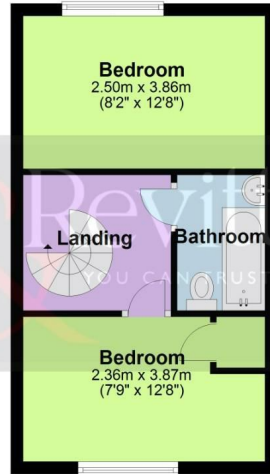
## Ground Floor

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



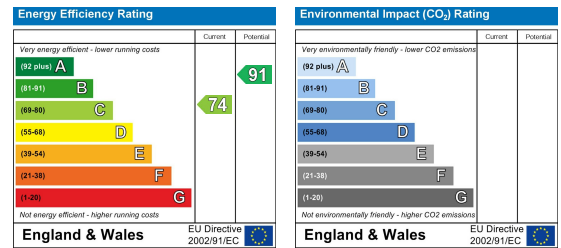
## First Floor

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



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

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



## 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