



Portesham Way, Canford Heath, Poole, Dorset, BH17 9HB

Guide price £285,000

NEW INSTRUCTION, CANFORD HEATH, POOLE, BH17, £285,000 Guide Price.

TWO DOUBLE BEDROOMS, LOUNGE, MODERN FITTED KITCHEN AND BATHROOM. GAS CENTRAL HEATING AND DOUBLE GLAZING. FRONT AND REAR GARDENS, GARAGE IN NEARBY BLOCK AND PARKING.

OFFERED WITH NO FORWARD CHAIN. IDEAL FIRST TIME BUY.

DON'T MISS OUT ON THIS SUPER MODERN PROPERTY AND MAKE YOUR NEXT HOME WITH THACKER & REVITT.



FRONT GARDEN

Open plan front garden with lawn and borders. Outside cupboard with meters inside. Pathway leading to the front door.

ENTRANCE PORCH

3'6" x 2'11" (1.07 x 0.89)

Upvc double glazed front door leading into entrance porch with white ceiling and walls and fitted flooring. Light switch and lighting.

LOUNGE

11'7" x 17'1" (3.55 x 5.23)

Wooden front door leading into this open plan lounge with front facing aspect. White ceiling, emulsion painted walls and laminate flooring. Ceiling lighting. Light switch, plug sockets and TV socket. Radiator. Double glazed window to front aspect. Stairs leading to the first floor. Door leading into kitchen.

KITCHEN

11'8" x 8'8" (3.56 x 2.66)

Leading in from the lounge into the kitchen. White ceiling, emulsion painted and part tiled walls with tiled flooring. Double glazed window overlooking rear garden. Double glazed back door. A range of cherry wood coloured wall, base and drawer units with laminate worktops. Integrated fridge freezer and integrated dishwasher. Space and plumbing for washing machine. Four ring gas hob, electric oven and fitted extractor fan. Sink with drainer and chrome effect fittings. Light switch, plug sockets and fuse switches.

REAR GARDEN

Leading from the kitchen into the sunny aspect rear garden with patio area and lawn. Established trees and borders. Garden shed. Fencing to both sides.

STAIRS TO FIRST FLOOR AND LANDING AREA

8'6" x 2'11" (2.60 x 0.91)

Continuation of the lounge decor with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Doors to all first floor rooms.

BEDROOM ONE (MAIN DOUBLE REAR)

8'9" x 11'8" (2.67 x 3.57)

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

BEDROOM TWO (DOUBLE FRONT)

11'8" x 8'8" (3.57 x 2.66)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Double glazed window to front aspect. Light switch and plug sockets.

BATHROOM

8'3" x 4'9" (2.54 x 1.46)

Door leading into this modern style bathroom with white ceiling, tiled walls and laminate effect flooring. Ceiling lighting. Built in cupboard. White suite consisting of bath with chrome effect fittings and shower screen. White wc with seat and lid and cistern. White sink with base vanity cupboard and chrome effect fittings. Wall mounted mirror.

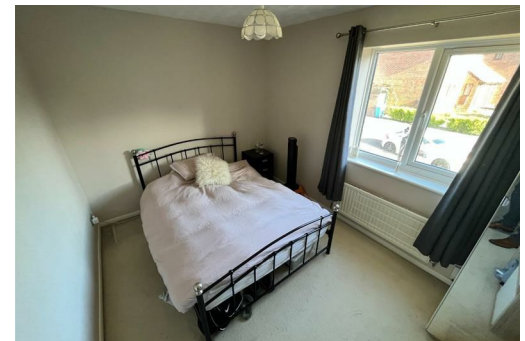
GARAGE AND DRIVE

Single garage located in nearby block, with up and over door and driveway parking outside.

TENURE

The property is FREEHOLD It is being offered with NO FORWARD CHAIN

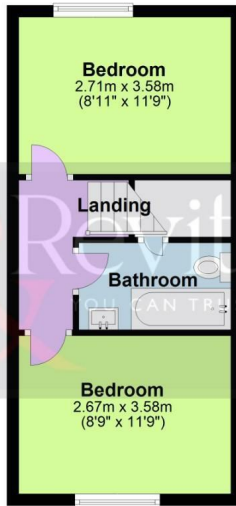
IDEAL FIRST TIME BUY



Ground Floor
Approx. 28.9 sq. metres (310.7 sq. feet)

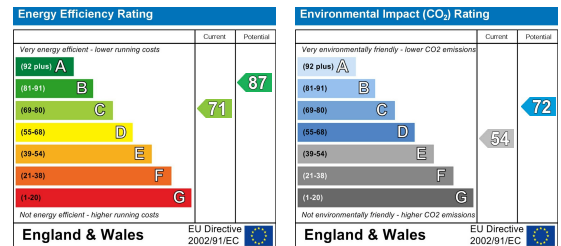


First Floor
Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 57.9 sq. metres (623.1 sq. feet)

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Viewings

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