



Mapperton Close, Canford Heath, Poole, Dorset, BH17 8AG

Guide price £255,000

CANFORD HEATH, £255,000 FREEHOLD. IDEAL FIRST TIME BUY OR INVESTMENT. Take a look at this two bedroom mid terraced house located in popular Canford Heath. The property is vacant and ready to go. It is in need of some updating and would make an ideal first time purchase. The property has a light wood coloured fitted kitchen with oven, hob and extractor along with a breakfast bar. Archway leading into the lounge, which is rear facing and overlooks a sunny aspect garden. Upstairs there is a double bedroom, single bedroom and bathroom with suite and tiled walls. Single garage is located in a nearby block. This property is being offered with NO FORWARD CHAIN. Keys in the office and ready to view. We do carry out viewings at weekends and evenings with pre booked appointments.



FRONT GARDEN

The front garden is mainly laid to lawn with a tiled pathway leading to the front door.

ENTRANCE PORCH

Entrance porch with double glazed door. Cupboard with wooden door and electric and gas meter inside. Lino flooring to the porch area. There is a double glazed window with side aspect. Upvc double glazed inner front door leading into the kitchen.

KITCHEN

11'9" x 7'0" (3.60 x 2.14)

The kitchen has a range of light wood coloured wall, base and drawer units with laminate worktops. Fitted flooring. Stainless steel sink with drainer and metal fittings. Four ring hob, electric oven and extractor fan. Space and plumbing for washing machine and space for fridge freezer. Breakfast bar. Radiator. Archway leading into the lounge. Ceiling lighting, light switch, plug sockets and fuse switches.

LOUNGE

14'11" x 11'10" (4.56 x 3.61)

Archway leading from the kitchen into the lounge which is facing over the rear garden. White ceiling, papered and emulsion painted walls and fitted carpet. Fireplace. Radiator. Upvc double glazed window, upvc double glazed patio door with side window leading out into the garden. Light switch, plug sockets and TV socket. Stairs to landing.

STAIRS AND LANDING AREA

Leading from the lounge with stairs to the landing area. Continuation of the lounge decor. Ceiling lighting. Radiator. Built in cupboard with shelving inside. Doors to all first floor rooms.

BATHROOM

4'11" x 5'8" (1.51 x 1.74)

Wooden door leading into bathroom with white ceiling, tiled walls and lino flooring. Frosted upvc double glazed window frosted. Radiator. Bath with side panel, metal fittings and electric wall mounted shower with glass shower screen fitted. Wc with seat and lid and cistern with flush. Sink with metal fittings and pedestal. Wall mounted toilet roll holder. Ceiling lighting.

BEDROOM ONE (FRONT FACING)

8'11" x 5'10" (2.72 x 1.78)

Wooden door leading into this single bedroom with front facing aspect. White ceiling, papered and emulsion painted walls with laminate light wood flooring. Upvc double glazed window overlooking the front aspect. Radiator.

BEDROOM TWO

8'5" x 9'10" (2.58 x 3.02)

Wooden door leading into the principle rear facing double bedroom. White ceiling, part emulsion painted and part papered walls with wood laminate flooring. Radiator. Upvc double glazed window overlooking the rear garden. Built in wardrobe with sliding mirror doors with rail and shelving inside. Ceiling lighting. Light switch, plug sockets.

REAR GARDEN

The rear garden has a patio area, pathway to the end of the garden and two lawn areas. Wooden fencing and wooden gate at the end of the garden leading to a shared pathway.

GARAGE

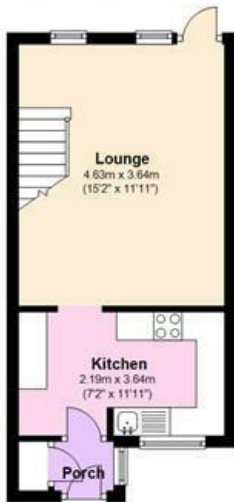
Single garage located in nearby block with up and over door and shelving at one end of the garage.

TENURE

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



Ground Floor
Approx. 26.8 sq. metres (288.5 sq. feet)

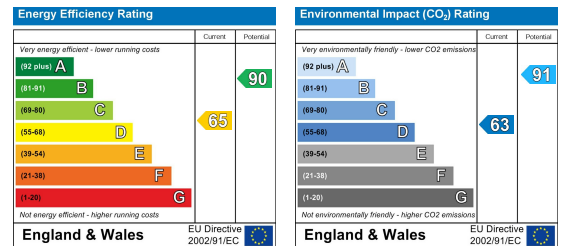


First Floor
Approx. 21.3 sq. metres (228.8 sq. feet)



Total area: approx. 48.1 sq. metres (517.3 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