



Totmel Road, Poole, BH17 8BX

Asking price £225,000

AMAZING PRICE IN CANFORD HEATH £225,000. Take a look at this two bedroom end of terraced property located in Totmel Road. In need of refurbishment and an ideal project. Lounge with patio door leading to rear garden. Fitted kitchen with front facing aspect, with space and plumbing for washing machine and space for fridge. Stairs and landing leading to two bedrooms (a double and a single) and a bathroom with a three piece suite. Wooden framed windows. Allocated parking space. This property is offered with NO FORWARD CHAIN and is a great project. Don't miss out and make your next viewing with Thacker & Revitt.



FRONT DOOR AND PORCH

Pathway leading to wooden front door, leading into entrance porch with white ceiling and exposed brickwork. Gas meter. Wooden door leading into the entrance hall.

ENTRANCE HALL

14'4" x 5'6" x 2'7" (4.39 x 1.70 x 0.81)

Entrance hall with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch. Doorway into kitchen, stairs to first floor and door leading into the lounge.

KITCHEN

9'9" x 5'1" (2.98 x 1.55)

Leading in from the hall into this fitted kitchen. White ceiling, emulsion painted walls and tiled around worktops. Fitted lino flooring. Sink with drainer and metal fittings. Space and plumbing for washing machine. Space for fridge freezer. Wooden framed window overlooking front garden. Light switch, plug sockets and fuse switch. Electric glass top hob, electric oven and extractor fan. Space for dishwasher.

LOUNGE

14'2" x 10'10" (4.34 x 3.32)

Door leading into the lounge with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch, plug sockets and TV socket. Double glazed window to rear aspect. Wooden framed patio door leading to outside rear patio area.

REAR GARDEN

Leading from the lounge patio door into the rear garden with patio area, lawn areas and borders. Wooden side gate. There is an allocated parking space at the end of the garden.

STAIRS AND LANDING

8'5" x 5'9" (2.57 x 1.77)

Leading from the entrance hall with stairs to first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Doors to all first floor rooms. Ceiling loft hatch. Light switch.

BEDROOM ONE (MAIN REAR FACING)

10'10" x 10'6" (3.31 x 3.21)

Door leading into this main double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Wooden framed window overlooking rear aspect. Built in cupboards.

BATHROOM

6'7" x 5'2" (2.03 x 1.58)

Door leading into the bathroom with white ceiling, tiled walls and fitted lino flooring. Three piece suite consisting of bath with metal fittings, wc with seat and lid and cistern. Sink with metal fittings. Wooden framed window to side aspect. Radiator.

BEDROOM TWO (FRONT FACING)

6'8" x 7'8" (2.04 x 2.36)

Door leading into this single bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Built in cupboard with shelf and rail inside. Further built in cupboard with shelving and housing the Worcester combi boiler. Wooden framed window overlooking the front aspect. Light switch and plug sockets.

FRONT GARDEN

Established front garden with borders, hedging and plants leading to the side of the property. Pathway leading to the front door.

PARKING

We have been advised that there is a parking space conveyed with the property, located at the end of the rear garden.

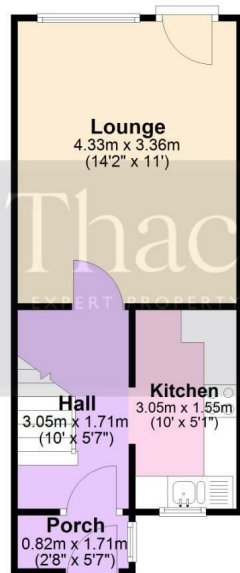
TENURE

The property is "FREEHOLD"

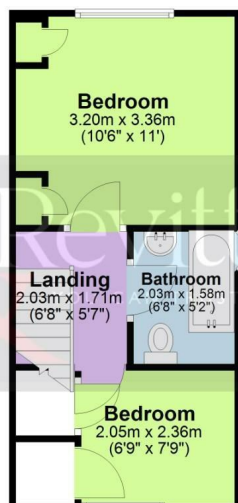
It is also being offered with "NO FORWARD CHAIN"



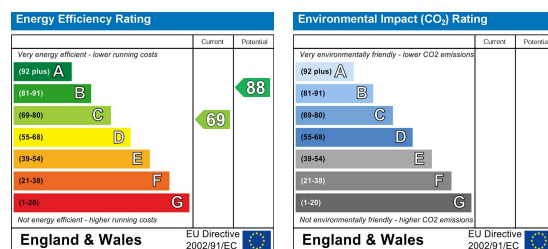
Ground Floor
Approx. 26.7 sq. metres (287.4 sq. feet)



First Floor
Approx. 25.2 sq. metres (271.7 sq. feet)



Total area: approx. 51.9 sq. metres (559.1 sq. feet)



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