



Bredy Close, Canford Heath, Poole, Dorset, BH17 9JP

Offers invited £259,995

IDEAL FIRST TIME BUY, CANFORD HEATH, £259,995. Newly decorated and with new grey flooring is this two double bedroom mid terraced house located in Bredy Close, West Canford Heath, BH17. The property has two double bedrooms, both with built in wardrobes. There is a light wood coloured fitted kitchen with oven, hob and extractor, space and plumbing for dishwasher, washing machine and space for fridge freezer. Bathroom with white suite. Lounge with patio doors leading into an enclosed rear garden with patio, lawn area and a garden shed. Single gate leading to rear parking area. Outside there is one parking space conveyed with the property. Open plan easy maintenance front garden. This property is being offered with NO FORWARD CHAIN.



FRONT DOOR AND ENTRANCE HALL

11'7" x 5'8" x 2'10" (3.55 x 1.73 x 0.88)

Tiled and pitched covered porch leading to double glazed door, leading into the entrance hall with white ceiling and walls and newly fitted grey carpet. Radiator. Doors to all ground floor rooms. Light switch. Storage cupboard under the stairs. Ceiling lighting.

KITCHEN

11'11" x 5'10" (3.65 x 1.79)

White painted wooden door leading into this modern style kitchen with front facing aspect. White ceiling and walls and fitted flooring. A range of light wood coloured wall, base and drawer units with fitted handles, laminate worktops and tiled splash backs. Sink with drainer and mixer tap. Space and plumbing for dishwasher, space and plumbing for washing machine. Space for fridge freezer. Four ring gas hob, electric stainless steel oven with controls and extractor fan above. Ceiling lighting. Radiator. Upvc double glazed window overlooking front of the property. Light switch, plug sockets and fuse switches.

LOUNGE

13'1" x 11'9" (4.00 x 3.60)

Door leading into the lounge with rear facing aspect. White ceiling and walls and fitted grey carpet. Two ceiling lights. Radiator. Light switch, plug sockets and TV socket. Patio doors leading to outside.

REAR GARDEN

Leading from the lounge into this galley style garden with patio area and lawn. There is a garden shed at the end of the garden and a gate leading to outside path area.

STAIRS AND LANDING

6'3" x 5'11" (1.92 x 1.81)

Leading from the entrance hall to the stairs and landing area with continuation of the neutral grey and white decor. Ceiling lighting. Ceiling loft hatch. White painted woodwork. Doors to all first floor rooms.

BEDROOM ONE (MAIN REAR FACING)

11'9" x 9'0" (3.60 x 2.75)

White painted wooden door leading into this main double bedroom with rear facing aspect and overlooking the garden. Continuation of the white decor and newly fitted grey carpets. Radiator. Upvc double glazed window.

BEDROOM TWO (FRONT FACING)

11'9" x 9'1" x 8'5" (3.59 x 2.78 x 2.58)

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

BATHROOM

6'2" x 5'8" (1.89 x 1.73)

White painted wooden door leading into the bathroom. White ceiling, tiled walls and lino flooring. Ceiling lighting. White suite consisting of bath with chrome effect fittings and shower over bath, white sink with chrome effect fittings and white wc with seat, lid and cistern with flush. Extractor fan. Radiator. Wall mounted mirror.

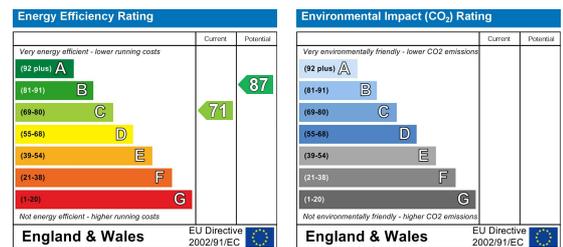
PARKING

We have been advised that there is one allocated parking space conveyed with the property.

TENURE

The property is FREEHOLD and is offered with "NO FORWARD CHAIN"





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