



## 10 Waterston Close, Canford Heath, Poole BH17 9FD

An immaculately presented two bedroom home benefiting from a good size plot and generous off road parking.

**EPC: 71 Council Tax Band: B Price: £282,500 Freehold**

 **2**  **1**  **1**







### Key Features

- PRESENTED IN EXCELLENT DECORATIVE ORDER
- ATTRACTIVELY FITTED KITCHEN
- MODERN BATHROOM & CLOAKROOM SUITE
- TWO DOUBLE BEDROOMS
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- GENEROUS PLOT WITH BLOCK PAVED DRIVEWAY & ADDITIONAL PARKING
- SCOPE TO EXTEND (STPP)
- CONVENIENT LOCATION CLOSE TO MANY LOCAL AMENITIES
- COVED & SMOOTH PLASTERED CEILINGS
- NO FORWARD CHAIN

### The Property

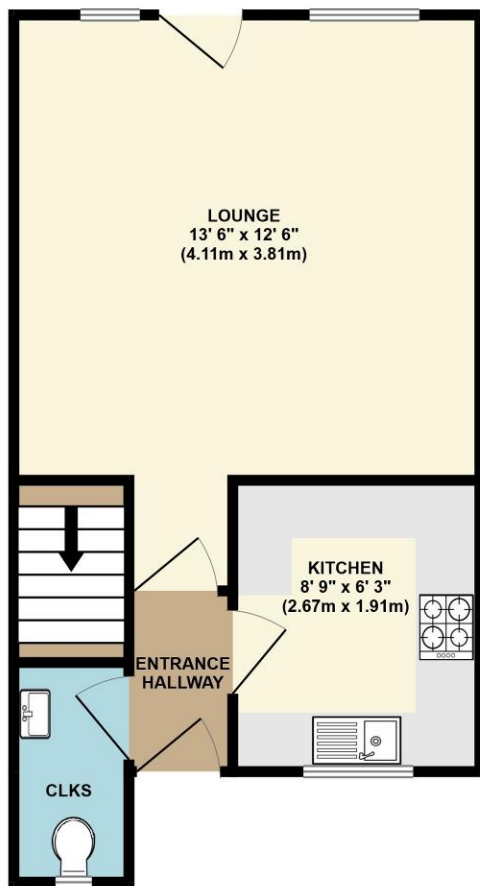
Covered entrance porch with a double glazed composite front door leads to the reception hall where there is a ground floor cloakroom and a modern kitchen with a window to the front aspect. The living room had an understairs storage cupboard and a window and door overlooking the rear garden. To the first floor there is a main bedroom with feature panelled wall, picture rail surround and a double wardrobe and then the second bedroom and a contemporary fitted bathroom.

To the front of the house is an attractive garden and a block paved driveway providing off road parking and additional parking on land to the side.

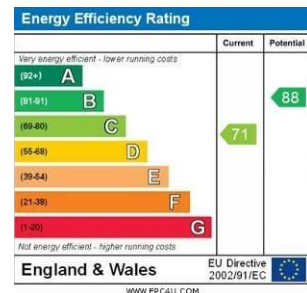
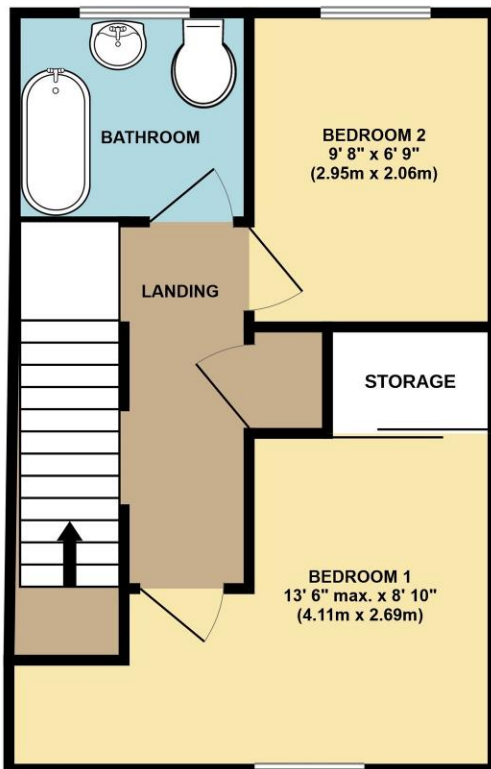
The remainder of the rear garden has been arranged for ease of maintenance with a patio area then opening to an area of lawn with garden shed. The garden is fully enclosed and has outside lighting.



# GROUND FLOOR



# FIRST FLOOR



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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