



## 92 Warburton Road, Canford Heath, Poole BH17 8SF

A three bedroom detached family home situated in a popular and established location benefitting from a good size rear garden.

**EPC:** TBC **Council Tax Band:** D **Price:** £359,950 Freehold

 **3**
 **1**
 **2**





## Key Features

- THREE BEDROOM DETACHED HOME
- LARGE CONSERVATORY OVERLOOKING THE REAR GARDEN
- GENEROUS PATIO AREA
- RESIN DRIVEWAY
- POPULAR LOCATION
- WALKING DISTANCE TO AMENITIES & POPULAR SCHOOLING
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- SCOPE TO IMPROVE
- NO FORWARD CHAIN

## The Property

Situated in this convenient location close to supermarkets, popular schooling and local amenities is this three bedroom detached family home. The property is now in need of some modernisation, but offers a great opportunity for those purchasers wishing to put their 'own stamp' on a home.

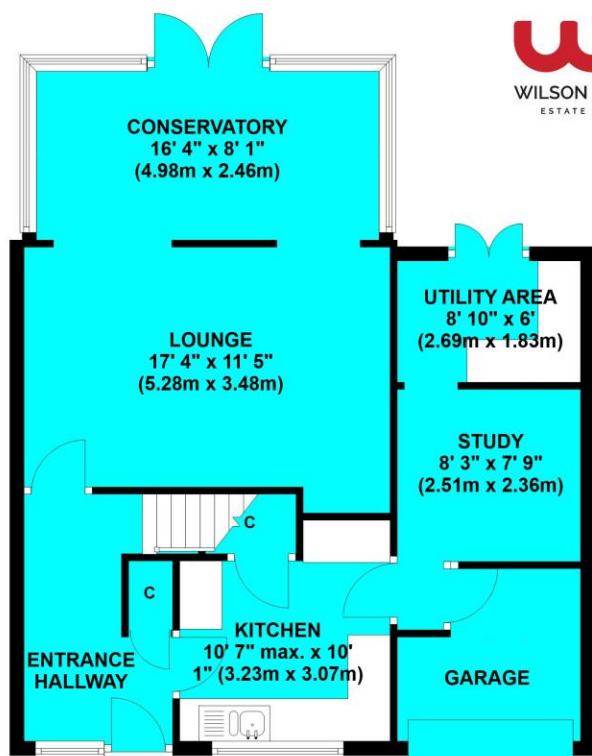
The accommodation comprises of a reception hall, lounge, large conservatory, kitchen which leads to a utility area, office area and storage all

of which were part of the original garage. To the first floor there are three bedrooms and a shower room (originally the bathroom).

A brick edged resin driveway provides off road parking and the remainder of the front garden is laid to lawn with a wall to the front boundary. The rear garden is of a very good size with a wide patio area extending to an area of lawn, there is then a second patio, garden shed, greenhouse and BBQ.

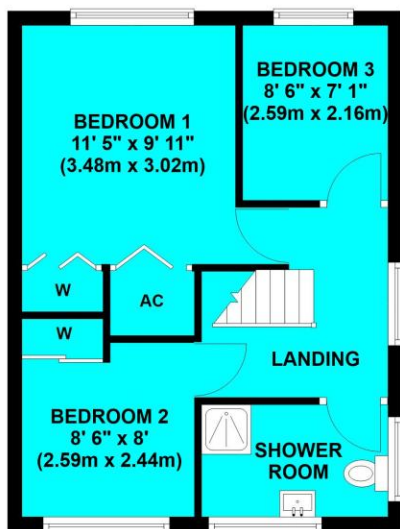
## Ground Floor

Approx. 66.1 sq. metres (711.6 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 101.9 sq. metres (1096.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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