



52 Chalbury Close, Canford Heath, BH17 8BS

£259,950

- Ideal Starter Home
- Vacant - No Forward Chain
- Double Glazed
- Two Bedroom Terraced House
- Gas Fired Central Heating
- Popular Cul De Sac Location
- South Facing Rear Garden
- Garage plus Visitors Parking
- Boiler Only One Year Old

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A super two bedroom terraced house situated in a popular cul-de-sac location with easy access to Poole, Parkstone and Broadstone. The property has the benefit of living area at the rear with French doors leading out to a well presented South facing garden. Lawned and decked, ideal for relaxing or dining. Two bedrooms upstairs with a family bathroom are on the first floor. The property has a good size garage just a few yards away, there is further parking on a non allocated basis at the front. Offered with no forward chain the property is an ideal first time or investment buy.



Council Tax Band: B



Property Details

Area

Canford Heath stands out as the largest lowland heath in the UK and the most extensive heathland in Dorset, covering around 344 hectares (approximately 850 acres). This is a hotspot for a variety of wildlife including smooth snakes, sand lizards, Dartford warblers, nightjars, as well as diverse dragonflies and British reptiles. Perfect for walking, cycling, or simply losing yourself on its sandy paths. Canford Heath is now a built-up residential area within the heath, Its community is supported by local amenities including two pubs, churches, an Asda and Iceland supermarket, plus multiple schools and offers a variety of shops, schools, and library. Good transport links make the main towns of Bournemouth, Poole and Wimborne easily accessible. This makes the area a unique mix of natural sanctuary and suburban life.

Description

Accommodation Comprises, Front door through to Entrance Hall, understairs storage, door to Kitchen, range of eye and low level storage cupboards and drawers, freestanding gas cooker, space for further appliances, part tiled,

window to front aspect, hatch to Living Area, feature brick built fireplace and surround with matching T.V. plinth, inset gas fire (not tested), wall lights, double French doors leading to rear garden. Stairs from Entrance Hall to First Floor Landing, hatch to loft space, built in airing/storage cupboard
Bedroom One, Double Room, large built in cupboard/wardrobe, also housing combi hot water (only one year old)

Bedroom Two, large single, window to rear

Bathroom, paneled bath, mixer taps with shower attachment, low level w.c. wash hand basin, fully tiled, window to rear.

Outside, Rear Garden is a reasonable size, South facing and well kept, part laid to lawn with large decking area adjoining the property ideal for BBQ's and al fresco dining, fully enclosed by timber panel fencing, gate with rear access, garden shed and water butt. Front Garden with pathway.

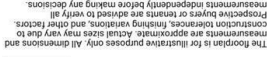
Garage - just a few yards away in separate block, up and over door, power and light, pitched roof ideal for storage. Further parking adjoining on a first come first served basis.

Tenure

Freehold



Energy Efficiency Rating		England & Wales																										
Potential	Current	<table border="1"> <thead> <tr> <th>Category</th> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Very energy efficient - lower running costs</td> <td>A</td> <td>92 plus</td> </tr> <tr> <td>B</td> <td>81-91</td> </tr> <tr> <td>C</td> <td>69-80</td> </tr> <tr> <td>D</td> <td>55-68</td> </tr> <tr> <td rowspan="4">Not energy efficient - higher running costs</td> <td>E</td> <td>39-54</td> </tr> <tr> <td>F</td> <td>21-38</td> </tr> <tr> <td>G</td> <td>1-20</td> </tr> <tr> <td>Current</td> <td>75</td> <td></td> </tr> <tr> <td>Potential</td> <td>81</td> <td></td> </tr> </tbody> </table>	Category	Rating	Percentage	Very energy efficient - lower running costs	A	92 plus	B	81-91	C	69-80	D	55-68	Not energy efficient - higher running costs	E	39-54	F	21-38	G	1-20	Current	75		Potential	81		EU Directive 2002/91/EC
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Nicholas Humphreys
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