

## Beautifully Refurbished 3 Bedroom End Terrace House in convenient location

**Tenure: Freehold**

**Approx 77 sq meters (828 sq ft)**

93 Thorncombe Close,  
Canford Heath, Poole. BH17 9EF

**Price £310,000**

- Enclosed Porch & Spacious Entrance Hall
- Brand New 17' Kitchen/Diner
- Lounge with doors to garden
- Landing
- 3-Good Bedrooms
- Brand New Luxury Shower Room
- New Electric Heating
- Mostly New PVCu Double-Glazing
- New Carpets & Hard Flooring
- 'Off-Road' Parking & Private Garden
- Close to Amenities
- Viewing Recommended—No Chain!



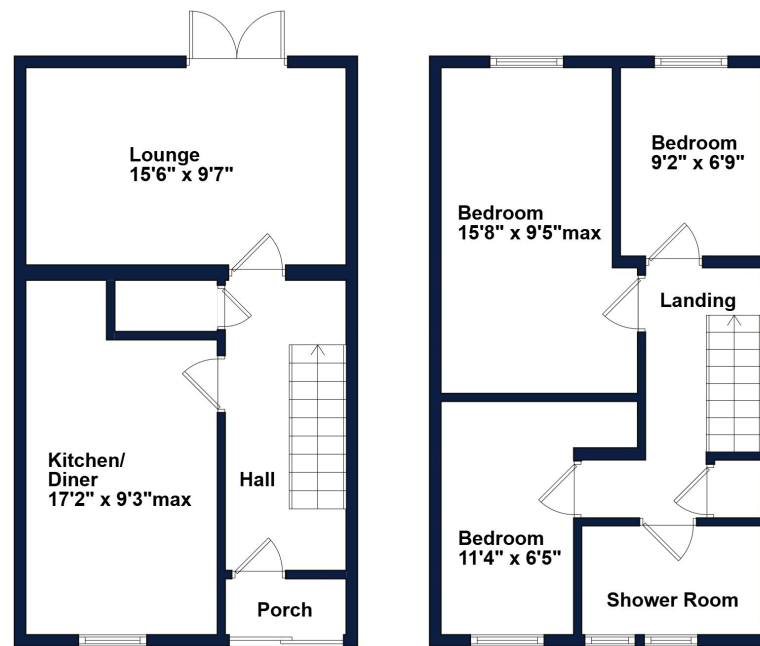
Beautifully presented & refurbished family house in popular location close to local amenities, schools, public transport & heathland walks. The property has a pleasant internal layout with a spacious welcoming hall leading to a superb new kitchen/diner & large lounge with double doors to rear garden.

**Accommodation and approximate room sizes:**

- **Enclosed Entrance Porch:** New sliding front door & night light.
- **Spacious Hall:** Deep cloaks cupboard. New hard flooring.
- **Lounge:** Feature electric fireplace & Double doors to garden. New carpet.
- **Kitchen/Diner:** A spacious room with a new fitted Wren kitchen. Good range of floor and wall cupboards. High level oven, electric hob with cooker hood over. Space for dishwasher, washing machine & fridge/freezer. New hard flooring.
- **Stairs from Hall to Landing:** Hatch to insulated roof space. New fitted carpet.
- **Bedroom 1:** New fitted carpet. Overlooking rear garden.
- **Bedroom 2:** New fitted carpet. Overlooking rear garden.
- **Bedroom 3:** Recessed built-in double wardrobe.
- **Shower Room:** Luxury new shower room with large walk-in shower. Vanity wash basin & WC. Heated towel rail & LED lighting.
- **Predominantly New PVCu Double-Glazing**
- **New Thermostatic Electric Heating**
- **New Hard Flooring & Carpets**
- **Front:** Laid to block paving providing 'off-road' parking.
- **Private Garden** with large timber deck with remainder laid to lawn. Side gate. Outside power sockets & sensor lighting.
- **Council Tax Band 'B'**
- **Energy Rating 'tbc'**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05169



This drawing has been prepared for diagrammatic purposes only. Not to scale.

