



Canford Gardens, Bournemouth, Dorset

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Asking Price £310,000





This excellent modern semi-detached house is situated in a quiet cul-de-sac in Wallisdown, Bournemouth. The property boasts off-road parking at the front, a private rear garden that has been meticulously maintained, and a stylish interior throughout.

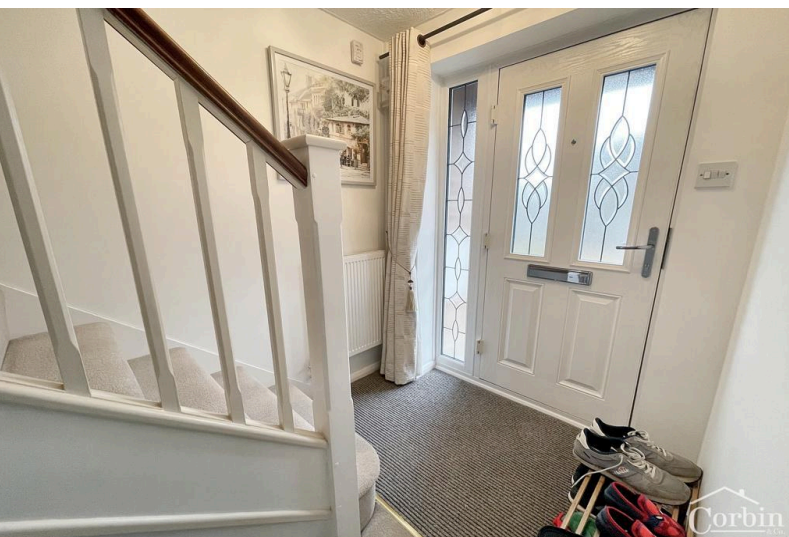
As you enter the home, you will find a well-appointed kitchen with modern white gloss fitted units and space for appliances. The ground floor also includes a downstairs cloakroom and a spacious lounge/diner with double doors leading out to the rear garden.

Upstairs, there are two double bedrooms and a central modern bathroom.

Located in the convenient area of Wallisdown, this property is just a short, level walk to the local high street with a variety of shops, including Tesco, takeaways, and bus routes to Bournemouth and Poole.

The surrounding area also offers easy access to parks, schools, and recreational facilities.

Don't miss the opportunity to view this fantastic property in person and discover the comfort and convenience it has to offer. Book your viewing today!

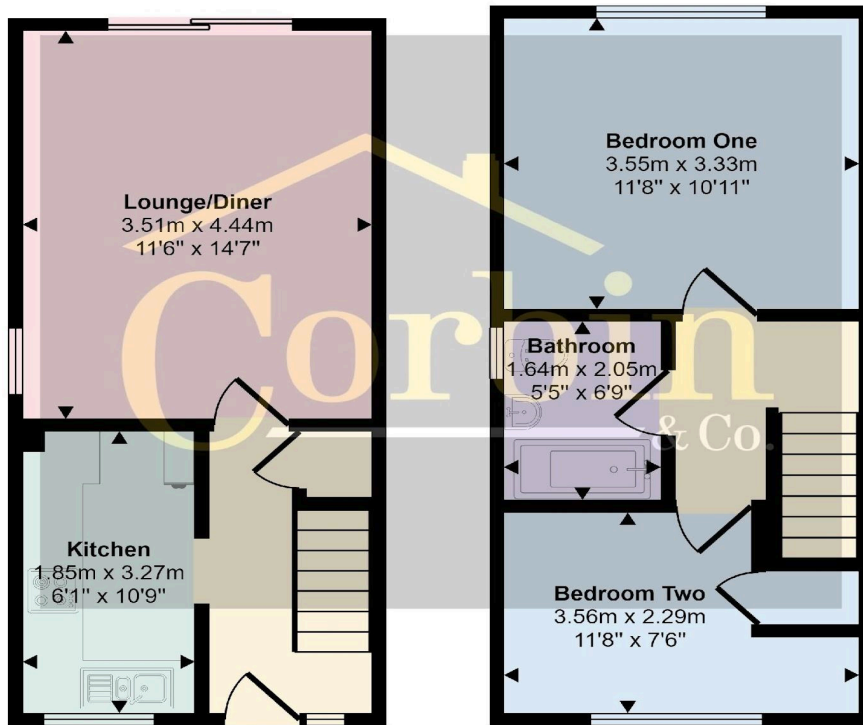








Approx Gross Internal Area  
56 sq m / 606 sq ft



Ground Floor  
Approx 28 sq m / 301 sq ft

First Floor  
Approx 28 sq m / 305 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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