



Property Location



Total Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>

All measurements are approximate and for display purposes only

the Property  
mbudsman

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Mapperton Close, Poole

Guide Price £260,000



MARTIN&CO

2 Mapperton Close  
Poole  
BH17 8AG

### Key features:

- Modern Interior
- Driveway
- Cul De Sac Position
- No Forward Chain
- Popular Location
- Single Garage
- Keen to Sell
- Gas Central Heating



### Why you'll like it

This attractive two-bedroom end-terrace home is coming to the market in the popular location Canford Heath. Perfectly positioned close to local schools and essential amenities, the property offers convenience, comfort, and a welcoming community feel.

Boasting a driveway and a single garage, the home provides ample off-road parking-an increasingly valuable feature. Upon entering, you are welcomed into a bright and spacious open-plan kitchen, dining, and sitting area, creating a versatile space for modern living. The kitchen is well-equipped with an integrated gas oven and hob, and offers space for further appliances. The sitting area, generously sized, provides a comfortable hub for relaxing or entertaining and features direct access to the rear garden.

Upstairs, the home comprises two well-proportioned bedrooms. The main bathroom is neatly presented and features a bath with a shower over, a toilet, and a sink.

The rear garden is mainly laid to lawn and provides an ideal setting for outdoor entertaining, children's play, or simply enjoying the outdoors in a private, enclosed space.

This property offers a fantastic opportunity for first-time buyers, small

families, or investors seeking a well-located home with modern living in mind. Early viewing is recommended to fully appreciate everything this charming home has to offer.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

