



12 Sutton Close, Canford Heath, Poole BH17 8SS

A one bedroom house situated in an established residential cul-de-sac and benefitting from front and side gardens and two allocated parking space.

EPC: 73 Council Tax Band: B Price: £210,000 Freehold

 **1**  **1**  **1**





Key Features

- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING WITH COMBINATION BOILER
- GOOD SIZE FRONT & REAR GARDENS
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY / BUY TO LET
- CLOSE TO COMMUTER LINKS & AMENITIES
- GENEROUS BEDROOM

The Property

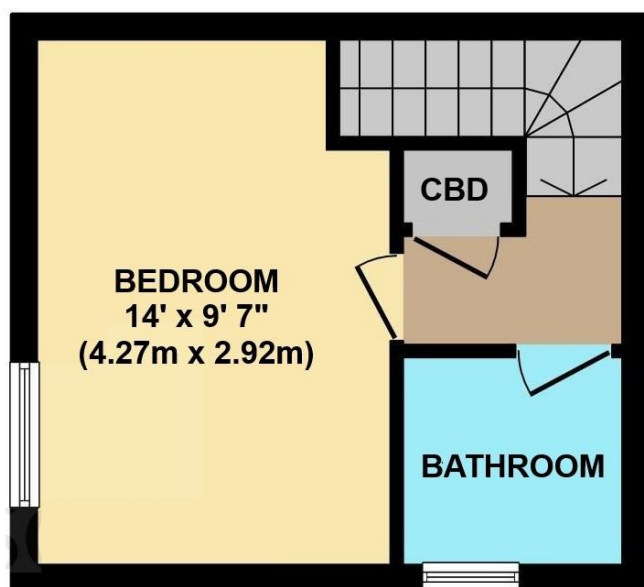
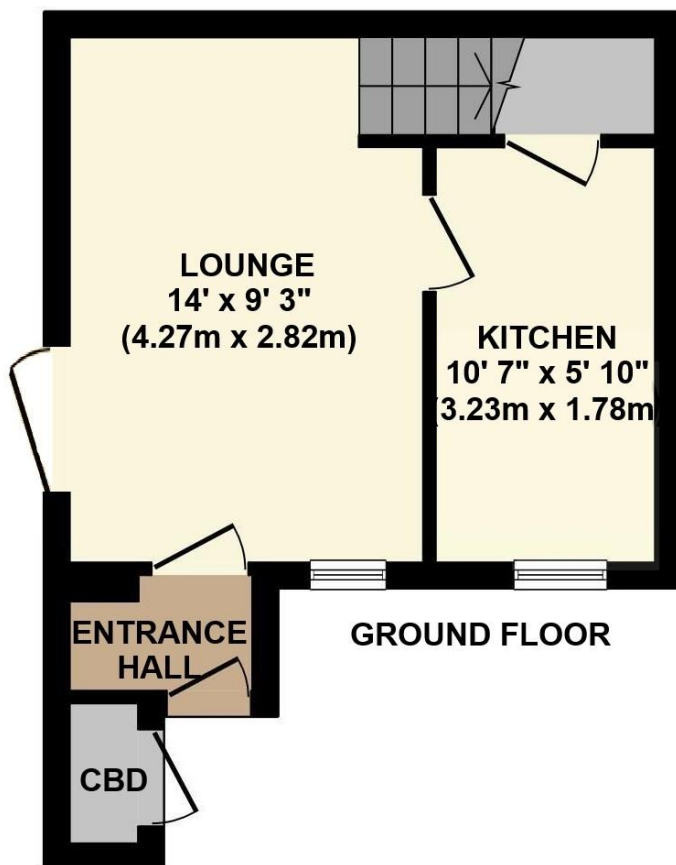
This one bedroom home is situated in an established residential cul-de-sac within easy reach of the many amenities located within Canford Heath and the leisure facilities at Tower Park. Good road networks link to the larger centres of Poole, Bournemouth and Wimborne making this an ideal first time or buy to let property.

To the front of the property there is a generous area of lawn with two parking spaces partially enclosed by a capped brick wall. A paved pathway leads to the entrance canopy where there is a storage cupboard and UPVC double glazed door accesses the entrance porch, in turn leading to the living room.

A door and glazed side screen leads from the living room to the garden and door also accesses the kitchen where there is a range of units, a window to the side aspect and the Worcester combination boiler serving the heating and domestic hot water supply.

A staircase leads to the first floor landing where there is a good size main bedroom and bathroom.

To the side of the house a gate with adjacent brick wall leads to the enclosed rear garden where there is an area of patio with a timber shed leading down to the lawn which is enclosed by walling or timber panelled fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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