



11 Samples Way, Canford Heath, Poole BH17 8QS

Nicely positioned opposite a small green lies this three-bedroom mid-terrace family home. There is well-proportioned accommodation throughout also comprising a cosy front lounge currently with a ground floor fourth bedroom located behind and this could easily be converted to create a larger living space. The generous size conservatory is a particular feature and to the rear there is parking and a garage located in a small nearby block.

EPC: 77 Council Tax Band: B Price: £295,000 Freehold

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Key Features

- MID TERRACED FAMILY HOME
- ENTRANCE HALLWAY
- COSY LOUNGE
- GOOD SIZE KITCHEN
- GROUND FLOOR BEDROOM FOUR
- LARGE CONSERVATORY
- THREE FIRST FLOOR BEDROOMS
- MODERN FITTED SHOWER ROOM
- REAR GARDEN AREA LEADING TO PARKING & GARAGE IN A BLOCK
- POPULAR & CONVENIENT LOCATION OVERLOOKING GREEN

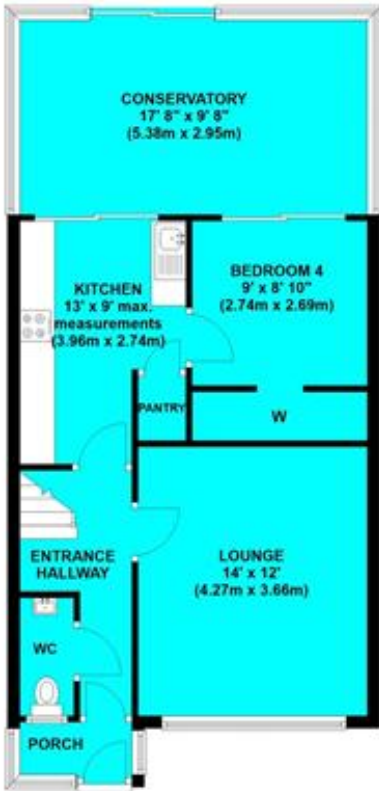
The Property

Upon entering there is a ground floor cloakroom to the left, stairs provide access to the first-floor accommodation and a door leads off to the front cosy lounge with a large UPVC double glazed picture window. Currently located behind is a ground floor fourth bedroom and this could easily be changed to provide a larger lounge/extra living space if required. There is a good size modern fitted kitchen with ample white gloss fronted storage units and drawers plus a full height storage cupboard. The kitchen leads to a generous size multi use conservatory with double glazed sliding doors and wood effect laminate flooring. Upstairs there are three good size bedrooms serviced by a generous size shower room with a

walk-in shower cubicle, which then completes the accommodation. The outside front is enclosed by close boarded fencing with some mature shrubbery to the front boundary. The low maintenance rear garden area comprises a patio suitable for outside dining/garden furniture and it is again enclosed by close boarded fencing. A gate from here leads to the parking space and a garage located in a small block nearby, and both can be accessed from Mitchell Road. Located just outside the property is a small green and you will find popular local schools, amenities and excellent bus services close by. The centre of Poole is approximately a ten-minute drive away.

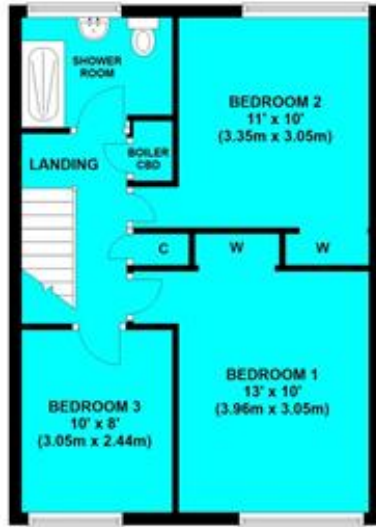
Ground Floor

Approx. 64.6 sq. metres (695.6 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 109.4 sq. metres (1177.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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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