

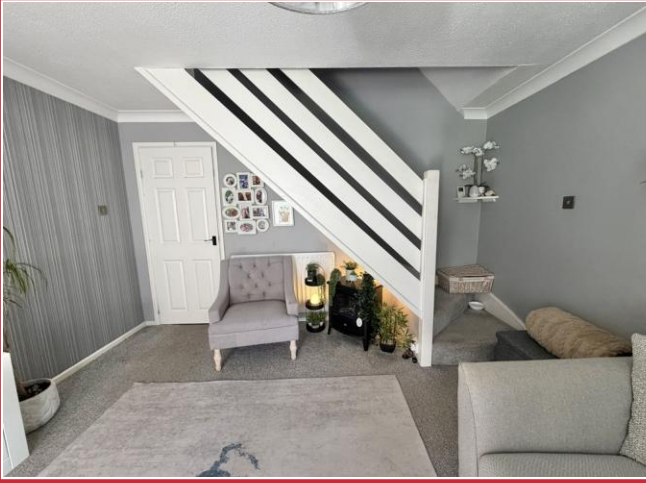
41 Rowbarrow Close, Canford Heath, Poole BH17 9EA

An exciting opportunity to acquire this two bedroom end of terrace home located in a quiet cul-de-sac in Canford Heath. Within close proximity there are a number of local amenities including shops, doctors, dentists and popular schooling for all age groups.

EPC: 72 Council Tax Band: C Price: OIEO £270,000 Freehold







Key Features

- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- CONSERVATORY
- OFF ROAD PARKING
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- MUST BE VIEWED!

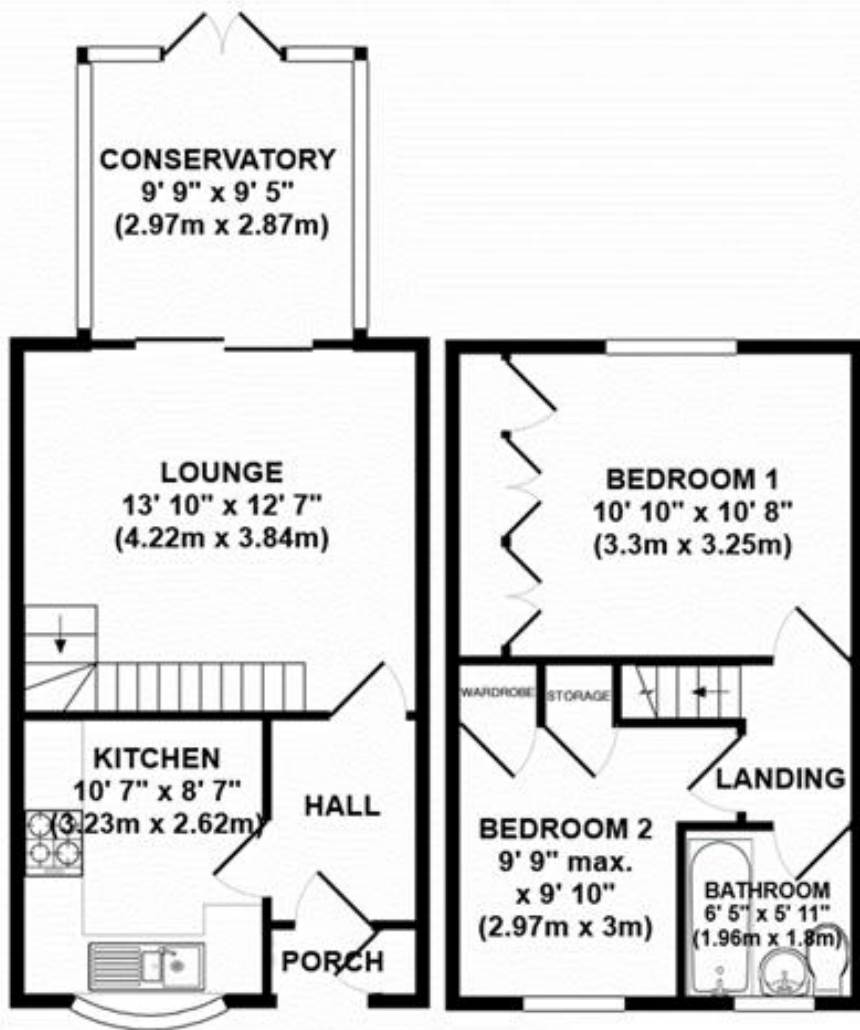
The Property

Upon entering the property there is a hallway which leads to both the kitchen and living room. The kitchen is fitted with a range of base units, contrasting worktops and tiled splashbacks, features include a gas hob, oven with extractor hood, sink and space for appliances. The large window provides plenty of natural light, whilst there is also space for a small breakfast table, and finished with modern floor tiling throughout. The tastefully decorated, spacious lounge leads through to a conservatory which is of a very good size with space for sofas.

Upstairs the main bedroom is of a generous size with space for a super king size bed and has fitted wardrobes and overlooks the rear garden. The second

bedroom is also a good size with space for a double bed, two storage cupboards and plenty of space for a wardrobe. A contemporary bathroom suite completes the accommodation.

Outside there is an easily maintained south facing rear garden which is accessed via the French doors in the conservatory. There is a decking area for entertaining and relaxing and the garden is enclosed by new concrete fencing with a side gate for easy access from the front. The front of the property is enclosed by picket fencing with a pathway leading to the front door with gravel stones either side. The property also benefits from a nearby parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 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.

Broadstone Office
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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