Thacker & Revitt

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Bovington Close, Canford Heath, Poole, Dorset, BH17 8AY

Guide price £239,000

£239,000, CANFORD HEATH. New instruction in Canford Heath. Take a look at this two bedroom home located in Bovington Close, BH17 being offered with NO FORWARD CHAIN. Neutral decor throughout in white with laminate flooring to the ground floor and carpets to the bedrooms. It has a modern en suite shower room to the main bedroom with shower and sink with base vanity unit. Gas central heating and being double glazed. Downstairs there is a modern bathroom with white three piece suite and a open laundry cupboard with plumbing for washing machine. Modern fitted kitchen with free standing cooker, open serving recess looking into the main reception room. The main reception room runs full length of the property with patio doors leading to an enclosed rear garden with lawn, hedging and fencing. This property also has a single garage located in block to the back of the garden. Viewings are highly recomended and this would make a great FIRST TIME BUY. This properry also has Virgin Media link.

ARLA Association of Residential Letting Agents
The Property Ombudsman LETTINGS
NAEA National Association of Estate Agents

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T: 01202 748999 • F: 01202 748545
email: sales@thackerandrevitt.co.uk
email: lets@thackerandrevitt.co.uk
www thackerandrevitt.co.uk
Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88

FRONT DOOR AND ENTRANCE RECEPTION
Double glazed front door leading into this modern open plan reception room. White ceiling, emulsion painted walls and LVT style flooring. This is a spacious open plan reception area. Two double glazed windows to front aspect and one slim double glazed window to far end of the room. Two radiators. Ceiling lighting. Double glazed patio doors opening into the garden. Light switch, plug sockets and TV socket.

OPEN PLAN LOUNGE DINING ROOM
25'11" x 9'10" narrow to 8'8" - dining area 16'2" (7.91 x 3.00 narrow to 2.66 - dining area 4.93 x 2.)
This is a great open plan reception room being lounge dining room. White ceiling, white walls and laminate flooring. Ceiling lighting, two radiators, light switches, plug sockets and TV socket. Two double glazed windows. Double glazed patio doors leading from the lounge area into the rear garden. Stairs to first floor and landing.

KITCHEN
7'8" x 5'6" (2.36 x 1.68)
Archway leading into this modern style kitchen with open serving hatch looking into the reception room. White ceiling, emulsion painted walls and tiled around worktops areas with continuation of the LVT style flooring. A range of fitted units with laminate worktops. Ceiling lighting. Sink with drainer and single mixer tap. Free standing cooker. Circulating Extractor above cooker with lighting. Space for fridge freezer.Light switch, plug sockets and fuse switches.

GROUND FLOOR BATHROOM/ LAUNDRY ROOM
9'7" x 5'1" (2.94 x 1.57)
Wooden door leading from the reception room into this modern bathroom. White ceiling, emulsion painted walls and part tiled walls with fitted flooring. Ceiling lighting. Radiator. White bathroom suite consisting of bath with chrome effect fittings, wc with seat and lid and cistern, sink with chrome effect fittings. Space and plumbing recess cupboard for washing machine. Double glazed window. Extractor fan.

GARDEN
21'4" x 21'0" (6.52 x 6.41)
Patio doors Leading from the property into this enclosed rear sunny aspect garden mainly laid to lawn with fencing borders. Wooden gate leading to garage.

STAIRS AND LANDING AREA
6'5" x 11'1" x 3'10" (1.98 x 3.38 x 1.19)
Leading from the ground floor with stairs to the first floor and landing area. Continuation of the decor with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Built in cupboard for storage with shelf inside. Doors to all first floor rooms. Ceiling loft hatch.

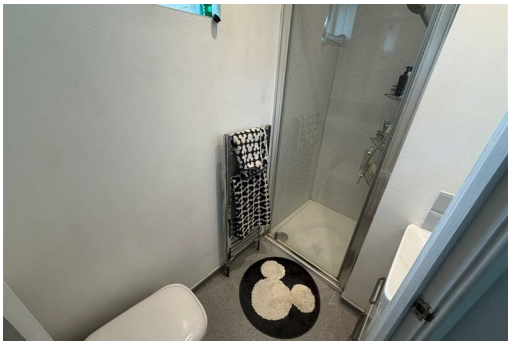
BEDROOM ONE (MAIN)
12'1" x 9'9" (3.69 x 2.99)
Door leading from the landing into this main double bedroom with white ceiling, emulsion painted walls and fitted carpet. Two double glazed windows, Radiator. Ceiling lighting. Door into en suite shower room.

EN SUITE SHOWER ROOM
7'10"x 4'7" (2.40x 1.40)
Door leading from the bedroom into this modern style en suite shower room. White ceiling, part emulsion painted and part tiled walls with fitted lino flooring. Ceiling lighting. Radiator. Double glazed window. Shower cubicle with aqua boarding panels and metal coloured frame, white shower tray, wall mounted shower.Sink with metal fittings and base cupboard with tiled splash back.

BEDROOM TWO
9'1" x 5'10" (2.79 x 1.80)
Door leading from the landing area into this bedroom with rear facing outlook. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light siwtch and plug sockets. Double glazed window overlooking rear aspect.

GARAGE
There is single garage conveyed with the property located to the back of the house in the block of garages with up and over door. Brick construction built.

TENURE
The property is FREEHOLD and is also being offered with NO FORWARD CHAIN.



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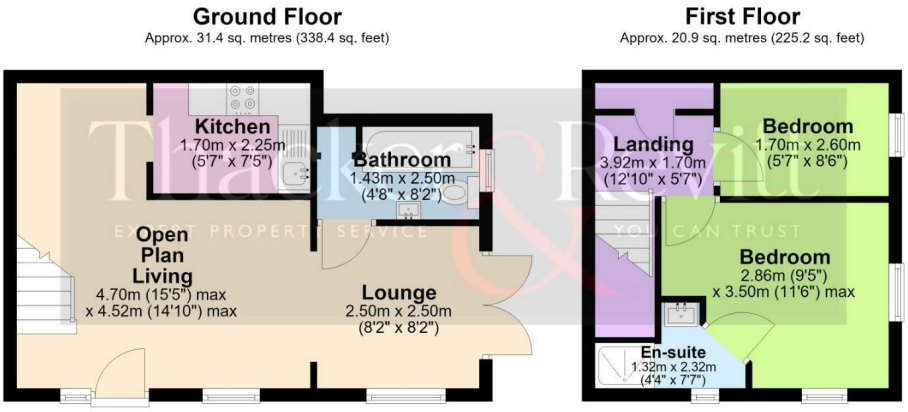

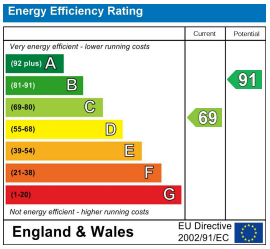

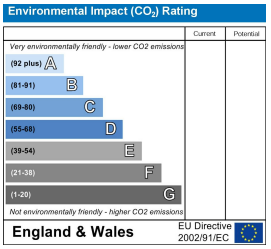

Total area: approx. 52.4 sq. metres (563.6 sq. feet)

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD