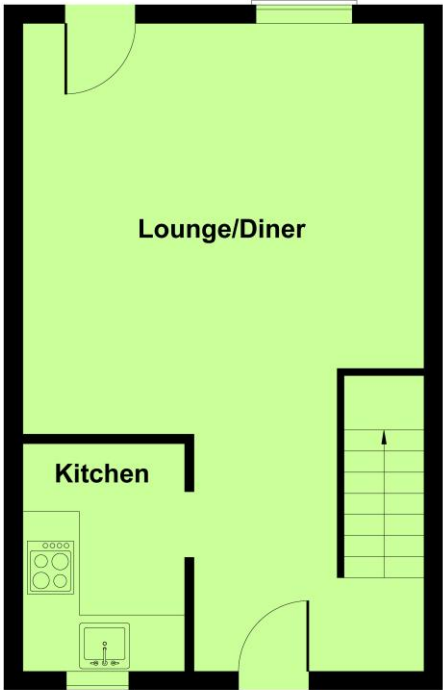


41 Seatown Close
Canford Heath
Poole BH17 8BH

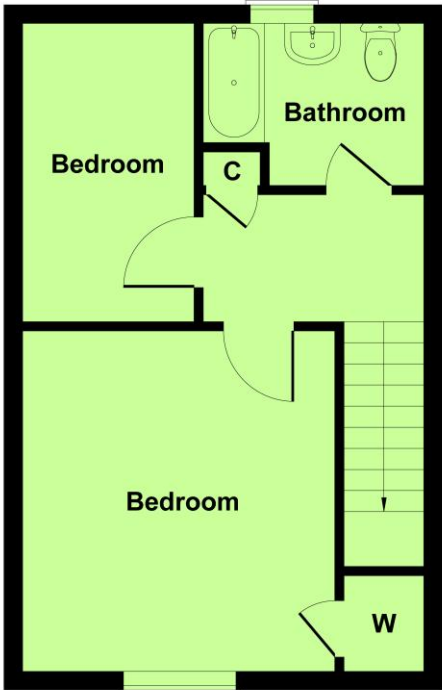
Price **£250,000** Freehold



A TWO BEDROOM TERRACED HOUSE
OFFERED TO THE OPEN MARKET WITH
NO FORWARD CHAIN. AN IDEAL FIRST
TIME BUY OR BUY TO LET INVESTMENT.



GROUND FLOOR

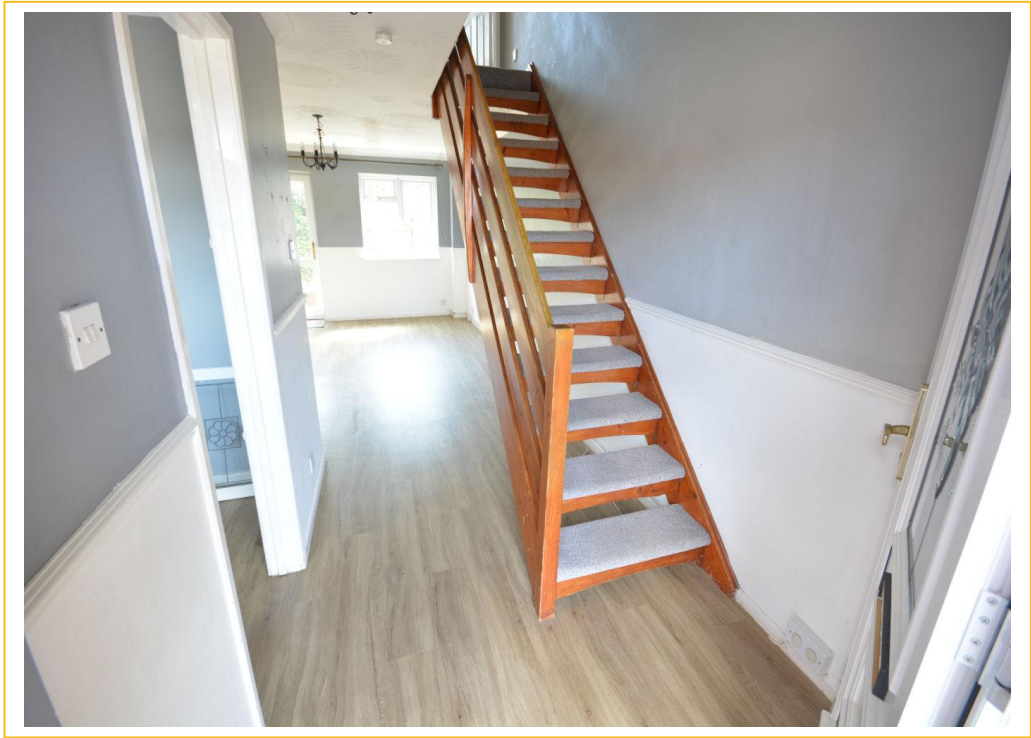


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * ENTRANCE AREA 8'4" X 6' (2.56m x 1.82m)**
- * KITCHEN 8'1" X 5'9" (2.46m x 1.79m)**
- * LOUNGE/DINING ROOM 14'7" X 12'3" (4.48m x 3.74m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12'5" X 9' (3.81m x 2.74m)**
- * BEDROOM TWO 10'7" X 6'1" (3.26m x 1.85m)**
- * FAMILY BATHROOM 7'8" X 5'9" (2.37m x 1.79m)**
- * FRONT AND REAR GARDENS**
- * DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**
- * SINGLE GARAGE**
- * NO FORWARD CHAIN**







ABOUT THIS PROPERTY

A double glazed frosted front door gives access into the entrance area which has stairs rising to first floor and access into the kitchen which has window to front, wall mounted 'Glow Worm' boiler, range of wall and floor mounted cupboards, roll top working surfaces over, part tiled walls, single sink with drainer and mixer tap and space for tall fridge/freezer, oven and washing machine. The light and airy lounge/dining room has window and door to rear, TV point and telephone point.

The first floor landing has loft access via a hatch and storage cupboard with slatted shelving. Bedroom one has window to front and benefits from a built in storage cupboard. Bedroom two has window to rear with wood effect laminate flooring. The family bathroom has frosted window to rear, part tiled walls, wood effect laminate flooring, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with hot and cold tap with shower over.

To the front of the property is a small area laid to lawn with a central pathway leading up to the front door. The rear garden has an area running adjacent to the property being laid to artificial lawn providing seating in turn leading to the remainder which is predominantly laid to decorative shingle and lawn, all of which are bound by timber fence borders. A timber gate gives access to the garage area. There is a garage in a block with single up and over door.



**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the second roundabout turn right into Adastral Road and then take the first turning on the left into Sherborn Crescent. Godmanston Close is the fourth turning on the right hand side.

COUNCIL TAX: Band B BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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. 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 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.

PRIVACY POLICY

Please see our website for further details.

REF: R2128