



## Herstone Close, Poole, Dorset

Asking price **£275,000**

CANFORD HEATH, £275,000. Just to the market is this three bedroom end of terrace house located in Herstone Close, Canford Heath, BH17. This property would make an ideal **FIRST TIME BUY** or **FAMILY HOME**. It has two doubles and a single bedroom. There is a bathroom with white suite. Open plan lounge dining room with patio doors leading off the dining room to the rear garden. Fitted kitchen. The property has gas central heating and is double glazed. There is an open plan front garden mainly laid to lawn and a rear sunny aspect garden with decked area and lawn area with garden shed at the end of the garden. This property also has an allocated parking space next to the house. Council tax band is C. **THIS PROPERTY IS ALSO BEING OFFERED WITH NO FORWARD CHAIN.**



## FRONT GARDEN

Open plan front garden mainly laid to lawn with side pathway leading to wooden gate, which in turn leads to the rear garden.

## FRONT DOOR AND ENTRANCE HALL

4'9" x 5'4" (1.46 x 1.63)

Upvc double glazed front door leading into the entrance hall. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Wall mounted consumer electric unit. Stairs to first floor and landing area and door leading into the lounge. Ceiling lighting and radiator.

## LOUNGE

10'11" x 11'0" (3.33 x 3.36)

Wooden door leading from the entrance hall into this open plan lounge dining room area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch, Plug sockets and TV socket. Upvc double glazed window overlooking the front garden. Opening into dining area of the room. Radiator. Ceiling lighting.

## DINING AREA

14'5" x 7'3" (4.41 x 2.21)

Continuation of the lounge area decor throughout this area. Patio doors leading out to the rear decking and garden area. Ceiling lighting. Radiator. Under stairs cupboard for storage. Door way leading into the kitchen.

## KITCHEN

6'5" x 10'7" (1.98 x 3.25)

Doorway leading into the kitchen with white ceiling, part tiled and part emulsion painted walls and tiled flooring. A range of fitted wall, base and drawer units with laminate worktops. Stainless steel sink with drainer and mixer. Electric hob with single under worktop hob and stainless steel extractor over. Space and plumbing for washing machine and space for fridge freezer. Upvc double glazed window overlooking back garden. Light switch, plug sockets and fuse switches. Ceiling lighting. Radiator.

## STAIRS AND LANDING AREA

2'6" x 11'4" (0.78 x 3.47)

Leading from the entrance hall with continuation of the entrance hall decor. Ceiling lighting. Light switch. Built in cupboard on the landing area. Ceiling loft hatch. Doors to all first floor rooms.

## BEDROOM ONE (MAIN DOUBLE REAR)

14'2" x 8'8" (4.34 x 2.66)

Door leading into this main double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window to rear aspect. Radiator. Light switch and plug sockets.

## BEDROOM TWO (DOUBLE FRONT FACING)

7'11" x 7'8" (2.43 x 2.35)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Upvc double glazed window overlooking front aspect.



## **BEDROOM THREE (SINGLE FRONT FACING)**

66'3" x 6'1" (20.2 x 1.86)

Door leading into this single bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug socket

## **BATHROOM**

7'3" x 4'9" (2.22 x 1.46)

Door leading into the bathroom with white ceiling, emulsion painted walls and part tiled to bath area walls. Fitted vinyl flooring. Upvc double glazed window with frosted glass. White bathroom suite consisting of bath with shower over bath, white sink with chrome effect fittings and wc with seat and lid and cistern. Radiator. Ceiling lighting.

## **REAR GARDEN**

The rear sunny aspect garden has a decked wooden area with a lawn area and borders, fencing to the rear and sides with wooden gate leading to the front of the property. Garden shed.

## **PARKING**

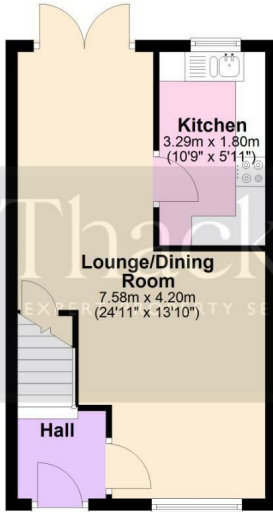
We have been advised that there is one allocated parking space conveyed with the property numbered 28 and is located to the side of the property in car park.

## **TENURE**

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

## Ground Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 63.2 sq. metres (680.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

## Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

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