



Herstone Close, Canford Heath, Poole, Dorset, BH17 8AS

Asking price £194,950

CANFORD HEATH, POOLE, £194,950 FREEHOLD. Thacker & Revitt are delighted to market this one double bedroom house. The property is located on a popular development in Canford Heath. Offered with lounge with newly fitted grey flooring. There is a modern white fitted kitchen with gas hob, electric oven and plumbing for washing machine. Spiral staircase from the lounge leads to the first floor which comprises a good size double bedroom with built in cupboard and fitted grey carpet. Shower room with white three piece suite. Allocated parking space to the side of the property along with its own front garden mainly laid to shingle. This lovely property is being Offered with NO FORWARD CHAIN and would make an ideal FIRST TIME BUY. To book your viewing and to avoid disappointment please contact our office.



FRONT DOOR AND COVERED PORCH

Covered porch with white painted underside, metal rail and tiled and pitched canopy. UPVC white double glazed front door with glass panel, two locking handles and letter box.



LOUNGE

8'10" x 13'1" x 15'7" x 6'11" into understair recess (2.70 x 4.00 x 4.77 x 2.11 into understair recess)

White artex ceiling, emulsion painted walls, laminate flooring. UPVC double glazed window overlooking front garden, UPVC double glazed window facing to side aspect, panelled radiator. Spiral staircase to first floor landing area with continuation of the decor. Pendant light fitting, three double plug sockets, one single socket, TV socket, Virgin socket, telephone point and two light switches.



KITCHEN

6'6" x 5'7" (1.99 x 1.71)

White artex ceiling, emulsion painted walls to part, white mottle effect tiles around worktop and splashback with motive tiles dotted around. Laminate roll top worktop, wall, drawer and base units, white gloss fronted and with chrome effect handles, stainless steel sink with drainer bowl and two chrome coloured taps, white four ring gas hob and Whirlpool electric oven, space and plumbing for a washing machine. Silver-grey coloured lino flooring, ceiling flush light fitting, light switch and plug sockets, UPVC double glazed window facing to garden aspect.



STAIRS AND LANDING

A special feature of this property is a spiral staircase from the lounge leading onto the first floor landing. White artex ceiling, emulsion painted walls, fitted carpet to the landing. Pendant light fitting, light switch and plug socket.

BEDROOM

13'1" x 10'8" x 8'4" into corner recess (4.00 x 3.26 x 2.55 into corner recess)

Sliding wooden door leading into the bedroom. White artex ceiling, emulsion painted walls, fitted carpets. Built in cupboard housing Baxi boiler and control panel. UPVC double glazed window to front aspect, paneled radiator, light switch, one double and two single plug sockets. Ceiling loft hatch and ceiling fan light fitting.

SHOWER ROOM

5'8" x 5'3" x 3'1" (1.73 x 1.62 x 0.96)

Wooden door leading into shower room. White emulsion ceiling, emulsion painted walls to part with white tiles to remainder. White sink with chrome effect mixer tap and pedestal, white low level flush toilet with cistern and push button flush, corner shower cubicle, double opening doors, white shower tray, wall mounted power shower with shower head hose and riser, ceiling extractor vent unit, light pull cord and shower pull cord, three ceiling recess lights, UPVC double glazed frosted window. Heated towel rail radiator and lino flooring.

GARDEN

26'5" x 16'7" (8.07 x 5.08)

Hedging to the front garden mainly laid to shingle with pathway from parking area leading to front door. Panelled fencing to both sides. Outside store cupboard with white door housing electric and gas meters.

PARKING

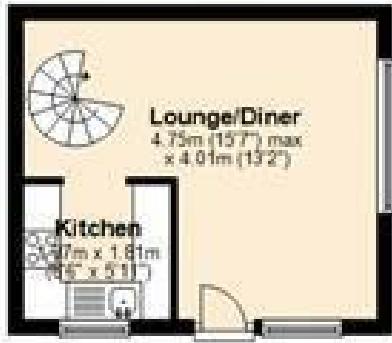
We have been advised that there is one parking space conveyed with the property.

TENURE

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

Ground Floor

Approx. 10.1 sq. metres (106.2 sq. feet)



First Floor

Approx. 10.1 sq. metres (106.1 sq. feet)



Total area: approx. 36.1 sq. metres (410.2 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 7.6 cm (3 inches). Total gross 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 (Tel: 01202 566000). Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	97	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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



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