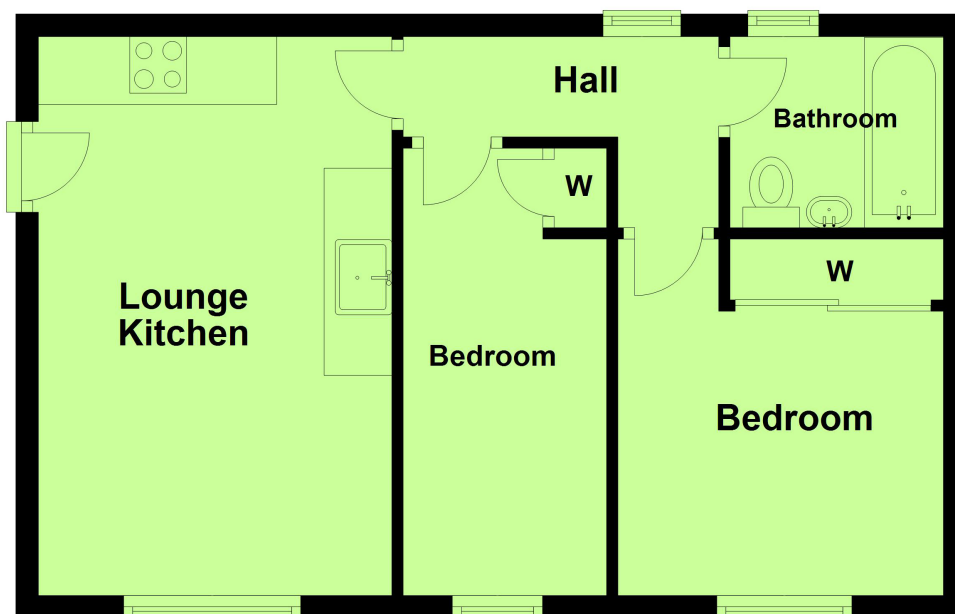


8 Portesham Way  
Canford Heath  
Poole BH17 9HB

Price **£225,000** Freehold



A UNIQUE TWO BEDROOM PROPERTY SITUATED  
IN A QUIET AND POPULAR RESIDENTIAL LOCATION,  
BENEFITING FROM PRIVATE COURTYARD GARDEN,  
SINGLE GARAGE AND NO FORWARD CHAIN.



Total area: approx. 39.5 sq. metres (425.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given Plan produced using PlanUp.

- \* LOUNGE/KITCHEN 16' 2" X 10' 2" (4.93m x 3.10m)**
  
- \* INNER HALLWAY 9' 4" MAX X 5' 5" (2.86m x 1.67m)**
  
- \* BEDROOM ONE 10' 4" X 9' 4" (3.16m x 2.86m)**
  
- \* BEDROOM TWO 12' 9" X 5' 8" (3.93m x 1.76m)**
  
- \* FAMILY BATHROOM 6' 2" X 5' 5" (1.88m x 1.67m)**
  
- \* FRONT AND SIDE GARDENS**
  
- \* SINGLE GARAGE**
  
- \* UPVC DOUBLE GLAZED**
  
- \* GAS FIRED CENTRAL HEATING**
  
- \* NO FORWARD CHAIN**







**ABOUT THIS PROPERTY**

Via a number of concrete steps and a timber front door gives access into the lounge/kitchen which has feature bay window to front aspect, TV point, range of wall and floor mounted cupboards, roll top working surfaces, single sink with drainer and mixer tap, part tiled walls, nest of three drawers, space for tall fridge/freezer and integrated appliances to include slimline dishwasher, washing machine, oven, four ring hob and extractor fan over.

The inner hallway has frosted window to rear aspect and loft access via a hatch. Bedroom one has window to front aspect and benefits from fitted wardrobes with sliding doors. Bedroom two has window to front aspect and benefits from a built in storage cupboard. The family bathroom has frosted window to rear aspect, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap with tiled splashback and panel enclosed bath with mixer tap and 'Mira' shower over.

To the front of the property is an area laid to shingle which could provide further parking and a single garage which has up and over door. The private courtyard garden is accessed via a timber gate and is predominantly laid to patio providing ample seating with an area laid to artificial lawn, all of which have brick wall borders. The property also benefits from a sizeable storage cupboard which is accessed from the courtyard.

**DIRECTIONS:**

From the Broadway proceed down Lower Blandford Road towards Darbys Corner roundabout. Take the 2nd exit into Canford Heath Road and at the next mini roundabout continue straight on. Upon reaching the Ashdown roundabout take the 1st exit into Culliford Crescent and then the 4th turning on the left into Portesham Way.

**COUNCIL TAX:** Band A            BCP Council (Poole).

**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: R1773**