

70 Chetnole Close  
Canford Heath  
Poole BH17 8BE

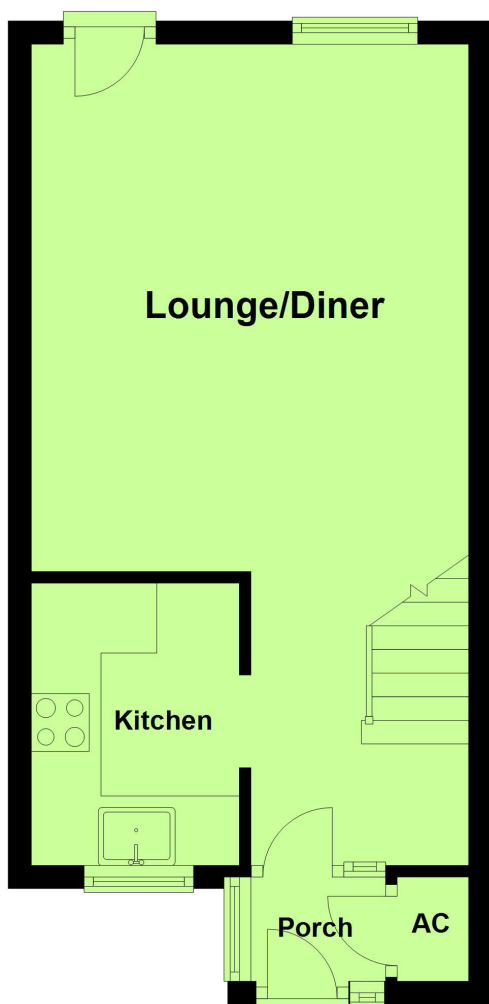
Price **£265,000** Freehold



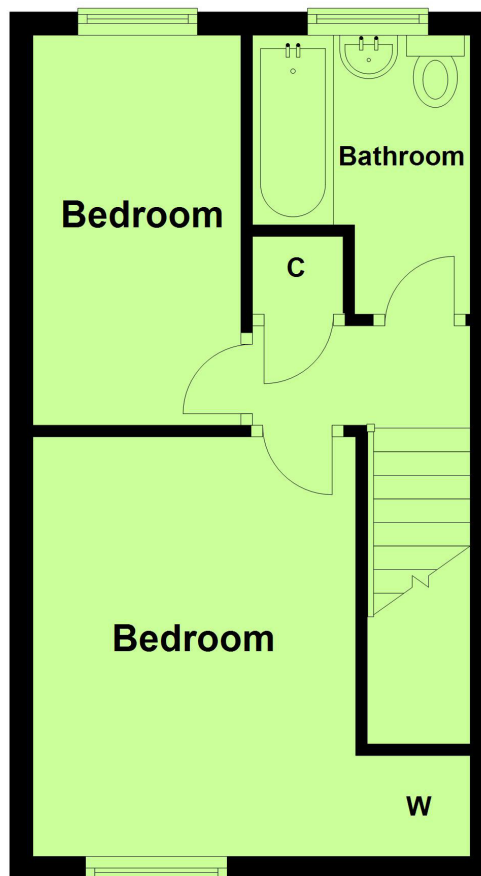
A VERY WELL PRESENTED TWO BEDROOM TERRACED HOUSE OFFERED TO THE MARKET WITH NO FORWARD CHAIN. THE PROPERTY BENEFITS FROM A GARAGE IN A BLOCK AND WOULD MAKE AN IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT.



**Ground Floor**



**First Floor**



**Total area: approx. 55.6 sq. metres (598.0 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.

**\* ENTRANCE PORCH**

**\* ENTRANCE HALLWAY**

**\* KITCHEN 8' X 5' 6" (2.43m x 1.70m)**

**\* LOUNGE/DINER 14' 7" X 12' 4" (4.48m x 3.77m)**

**\* BEDROOM ONE 11' 8" X 9' 1" (3.59m x 2.77m)**

**\* BEDROOM TWO 11' 1" X 6' 1" (3.38m x 1.85m)**

**\* BATHROOM 7' 4" MAXIMUM X 5' 8" (2.25m x 1.76m)**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GLAZED**

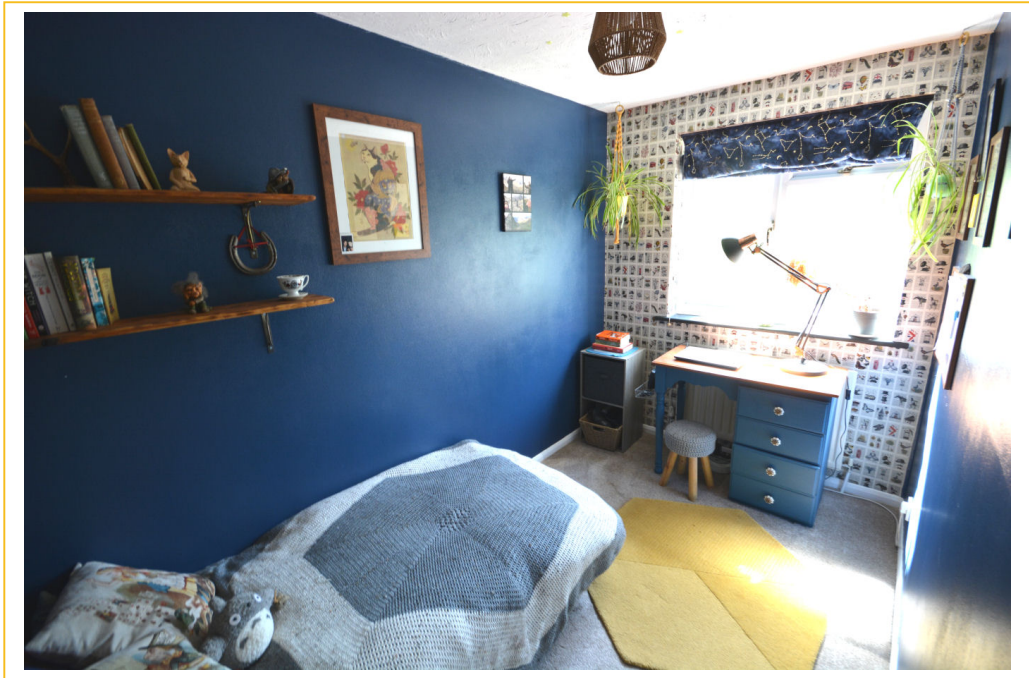
**\* FRONT AND REAR GARDENS**

**\* GARAGE IN A BLOCK**

**\* NO FORWARD CHAIN**









**ABOUT THIS PROPERTY**

A UPVC front door leads to the entrance porch in turn leading to the entrance hallway. The sizeable lounge/diner has a large window and door to the rear garden. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl sink unit with mixer tap, space for cooker, space and plumbing for washing machine, part tiled walls, space for upright fridge/freezer and window to the front aspect.

From the entrance hallway, stairs lead to the first-floor landing which has access to loft space and built in storage cupboard. Bedroom one is to the front of the property and benefits from a built-in cupboard. Bedroom two is to the rear of the property with a window overlooking the garden.

The modern fitted bathroom comprises a white suite with panel enclosed bath and twin taps, wall mounted electric shower and shower screen, pedestal wash hand basin with twin taps, low level flush WC and part tiled walls.

Outside, the front of the property has an attractive picket fence with shingle and pathway leading to the front door. The rear garden is mainly laid to lawn and patio. Timber shed with power.

**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout. Take the second exit into Canford Heath Road and continue to the second roundabout. Take the third exit into Adastral Road and then take the first turning left into Sherborn Crescent. Chetnole Close is the third turning on the right hand side and the property is situated at the end of the cul-de-sac.

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

**ENERGY EFFICIENCY RATING:** Band C

**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: R1837**