

8 Radipole Road
Canford Heath
Poole BH17 8BY

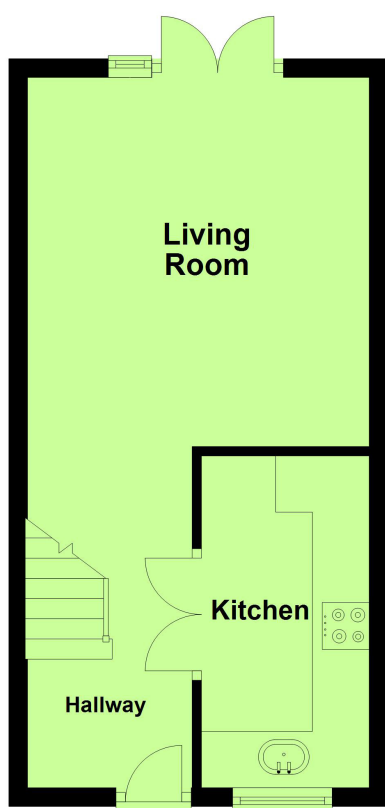
Price **£257,950** Freehold



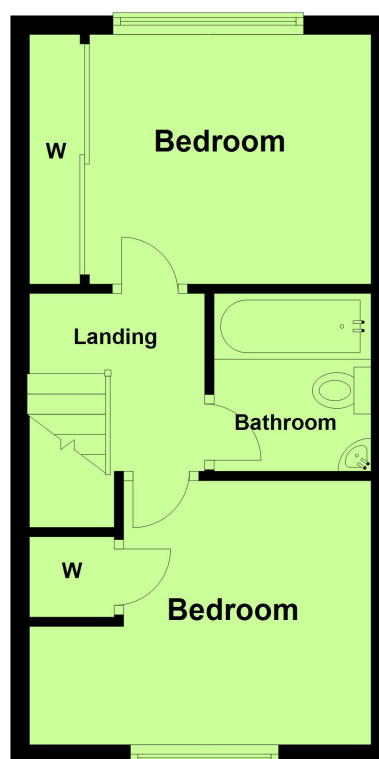
IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT, THIS TWO BEDROOM MID TERRACE HOUSE IS LOCATED IN A QUIET MEWS SETTING AND BENEFITS A GARAGE IN A BLOCK.



Ground Floor



First Floor



Total area: approx. 55.0 sq. metres (592.2 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.

*** ENTRANCE HALL**

*** LOUNGE/DINING ROOM 13' x 11'8" (3.96m x 3.59m)**

*** KITCHEN 11'6" x 5'8" (3.53m x 1.76m)**

*** BEDROOM ONE 9'6" TO WARDROBE FRONTS x 8'9" (2.92m x 2.71m)**

*** BEDROOM TWO 11'8" (MAXIMUM) x 8'9" (3.59m x 2.71m)**

*** BATHROOM 6'2" x 5'5" (1.88m x 1.67m)**

*** FRONT AND REAR GARDENS**

*** GARAGE IN A BLOCK**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**





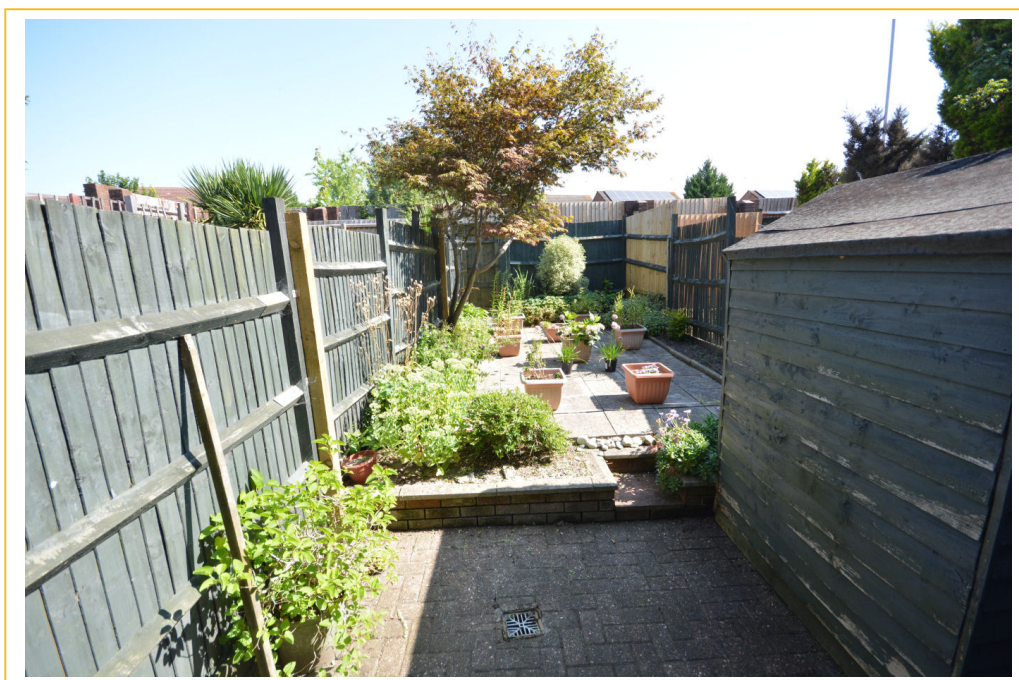


ABOUT THIS PROPERTY

UPVC front door leads to the entrance hallway where there are storage cupboards; one housing the brand new 'Worcester' combination boiler. The spacious lounge/dining room is open plan to the hallway and features double opening doors to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, single bowl single drainer sink unit with mixer tap, space for upright fridge/freezer, space and plumbing for washing machine, space for cooker, part tiled walls and window to the front aspect.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space. Bedroom one is to the rear of the property with built in mirrored wardrobes. Bedroom two is to the front of the property and has a built in cupboard with slatted shelving. The bathroom comprises a white suite with panel enclosed bath with twin taps and wall mounted shower above with shower screen, low level flush WC, wall mounted wash hand basin with twin taps, part tiled walls, wall mounted mirrored medicine cabinet and extractor fan.

The front garden is laid to lawn with pathway to the front door. The rear garden is laid to patio and a raised paved area with shrub and herbaceous borders. Timber gate to the rear and timber shed. There is a garage in a block.



DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit along Canford Heath Road. At the second roundabout continue straight across and then at the next roundabout turn right into Sherborn Crescent. Take the second turning on the right into Totmel Road and then Radipole Road is the first turning on the right hand side.

COUNCIL TAX: Band C BCP Council (Poole)

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: R1876