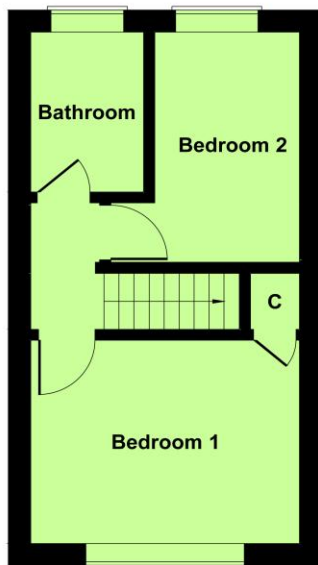


27 Herstone Close  
Canford Heath  
Poole BH17 8AS

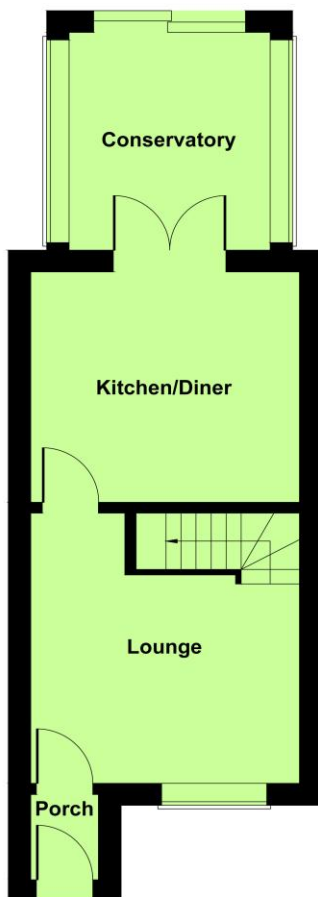
Price **£265,000** Freehold



A TWO DOUBLE BEDROOM MID TERRACE  
HOUSE, SITUATED AT THE END OF A  
QUIET CUL-DE-SAC, BENEFITTING FROM  
KITCHEN/DINING ROOM AND CONSERVATORY.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



- \* ENTRANCE PORCH 3'9" x 3'6" (1.19m x 1.09m)**
  
- \* SITTING ROOM 14'5" x 11'8" (4.42m x 3.59m)**
  
- \* KITCHEN/DINING ROOM 11'9" x 11'8" (3.63m x 3.59m)**
  
- \* CONSERVATORY 9'8" x 8'9" (2.99m x 2.71m)**
  
- \* STAIRS RISING TO FIRST FLOOR**
  
- \* BEDROOM ONE 11'8" x 11'1" (3.59m x 3.38m)**
  
- \* BEDROOM TWO 11' x 9'2" (MAXIMUM) (3.35m x 2.81m)**
  
- \* FAMILY BATHROOM 8'2" x 4'7" (2.49m x 1.43m)**
  
- \* FRONT AND REAR GARDENS**
  
- \* TWO ALLOCATED PARKING SPACES**
  
- \* UPVC DOUBLE GLAZED**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access to the entrance porch which in turn leads through to the sitting room which has wall mounted electric fire, TV point, window to front aspect and stairs rising to the first floor. The kitchen/dining room has a range of wall and floor mounted cupboards, roll top work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of three drawers and space for tall fridge/freezer, dishwasher, washing machine and oven. From the kitchen, double opening doors lead into the conservatory which has frosted windows to both sides and sliding patio doors giving access to the rear garden.

The first floor landing has loft access via a hatch. Bedroom one has window to front aspect and airing cupboard with hot water tank. Bedroom two has window to rear aspect. The family bathroom has frosted window to rear aspect, fully tiled walls, low level flush WC, wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a small area laid to lawn with central pathway leading to the front door. The low maintenance rear garden provides ample seating area bound by timber fence borders, hardstanding for shed, timber gate giving access to the parking area where the property benefits from two allocated parking spaces.





**DIRECTIONS:**

From Broadstone Centre proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit along Canford Heath Road. At the second roundabout take the third exit into Adastral Road and then take the first turning left into Sherborn Crescent. Herstone Close is the first turning on the right hand side.

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

**ENERGY EFFICIENCY RATING:** Band E

**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: R1948**