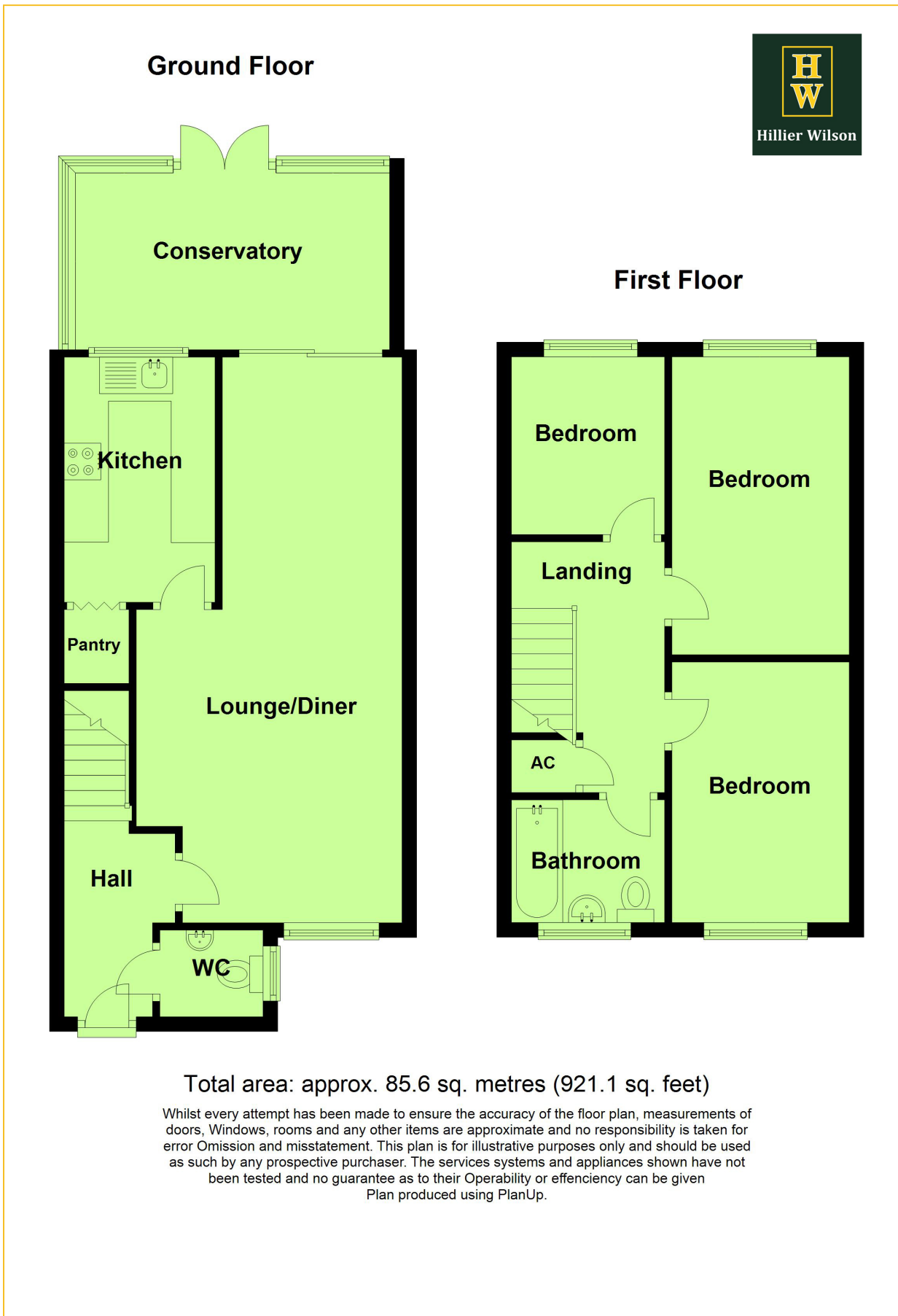


1 Chetnole Close  
Canford Heath  
Poole BH17 8BD

Price **£307,500** Freehold



A THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION AND OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



- \* ENTRANCE HALLWAY 8'9" x 4'8" (2.7m x 1.46m)**
- \* CLOAKROOM 4'7" x 3'2" (1.43m x 0.97m)**
- \* LOUNGE/DINING ROOM 26' (MAXIMUM) x 11'9" (MAXIMUM)  
(7.92m x 3.62m)**
- \* CONSERVATORY 14'7" x 8'4" (4.48m x 2.56m)**
- \* KITCHEN 11' x 6'7" (3.35m x 2.04m)**
- \* STAIRS RISING TO FIRST FLOOR**
- \* BEDROOM ONE 11'5" TO WARDROBE FRONT x 8' (3.51m x 2.43m)**
- \* BEDROOM TWO 11'6" x 8'1" (3.53m x 2.46m)**
- \* BEDROOM THREE 8'1" x 7' (2.46m x 2.13m)**
- \* FAMILY BATHROOM 6'8" x 5'6" (2.07m x 1.71m)**
- \* FRONT AND REAR GARDENS**
- \* OFF ROAD PARKING**
- \* SINGLE DETACHED GARAGE**
- \* UPVC DOUBLE GLAZED**
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door leads through to the entrance hallway which has stairs rising to the first floor and access into the cloakroom which has frosted window to side aspect, wash hand basin with hot and cold tap with tiled splashback and low level flush WC. The lounge/dining room has window to front aspect, TV point, brick built fireplace, serving hatch through to the kitchen and sliding patio doors giving access to the conservatory which has a number of power points, space and plumbing for washing machine and double opening doors leading out to the rear garden. The kitchen has window to rear aspect, understairs storage cupboard, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, cupboard housing 'Glow Worm' boiler, single sink with drainer and mixer tap, space for fridge and integrated appliances to include slimline dishwasher, oven, grill, microwave, four ring gas hob and extractor fan over.

The first floor landing has airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has window to rear aspect, TV point and benefits from a range of fitted furniture to include wardrobes, cupboards and drawers. Bedroom two has window to front aspect and bedroom three has window to rear aspect. The family bathroom has frosted window to front aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower over.

The low maintenance front garden is laid to shingle with two steps leading to the front door. A tarmac driveway at the side of the property provides off road parking for a number of vehicles and via wrought iron gates gives access to the single detached garage which has up and over door, light and power. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub and brick wall borders.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout taking the second exit onto Canford Heath Road. At the next roundabout continue straight and at the ASDA roundabout take the third exit into Aadastral Road and then take the first turning left into Sherborn Crescent. Chetnole Close is the third turning on the right hand side.

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

**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: R1958**