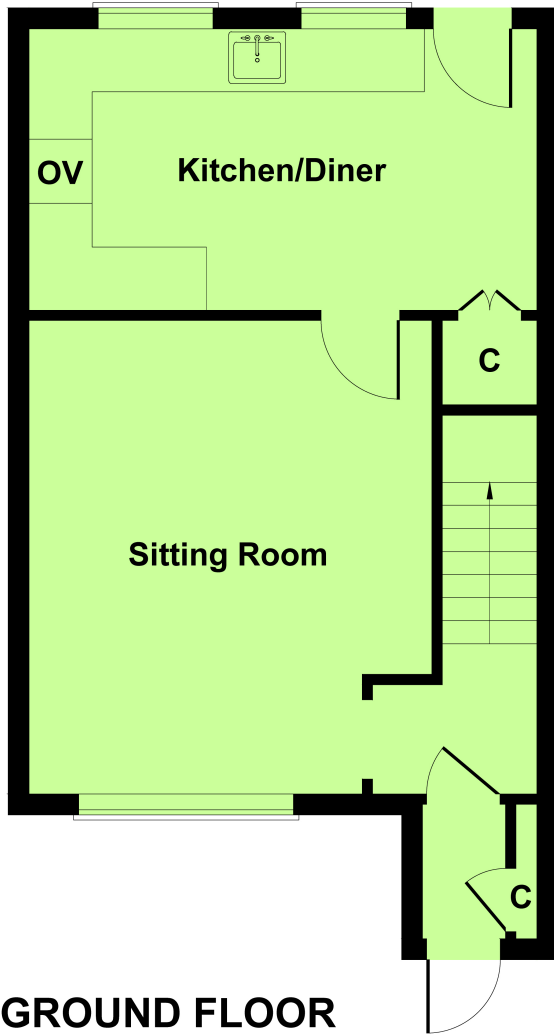


10 Redhoave Road
Canford Heath
Poole BH17 9DU

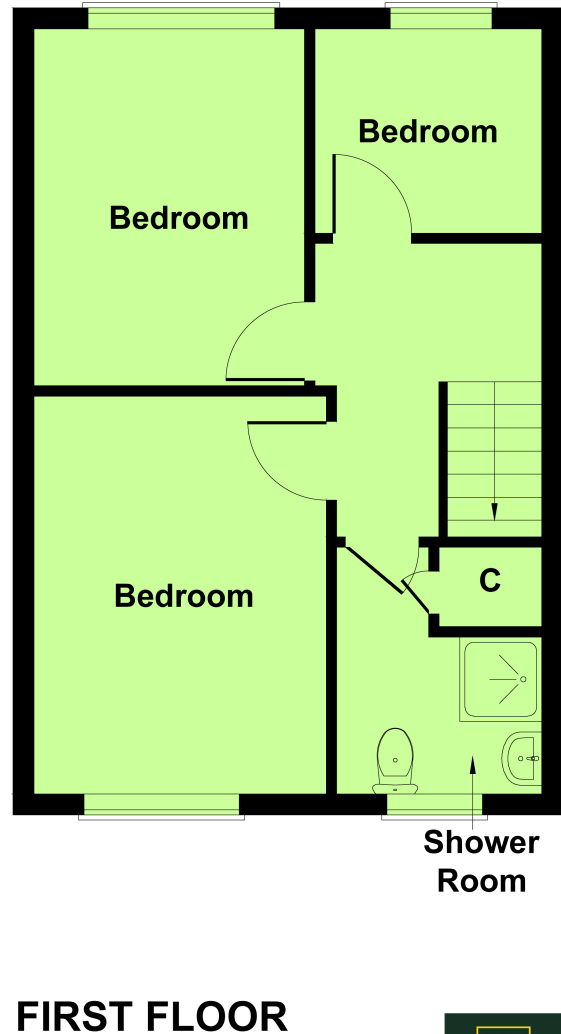
Price **£309,950** Freehold



A RECENTLY REFURBISHED THREE
BEDROOM END OF TERRACE HOUSE
SITUATED IN A QUIET AND POPULAR
RESIDENTIAL LOCATION, BENEFITTING
FROM KITCHEN/DINING ROOM, PRIVATE
REAR GARDEN AND SINGLE GARAGE.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * PORCH 4'2" x 3'6" (1.28m x 1.09m)**

- * ENTRANCE HALL 6'5" x 4'5" (1.98m x 1.37m)**

- * SITTING ROOM 14'8" x 12'6" (4.51m x 3.84m)**

- * KITCHEN/DINING ROOM 15'9" x 8'8" (4.84m x 2.68m)**

- * STAIRS RISING TO FIRST FLOOR**

- * BEDROOM ONE 12'2" x 8'9" (3.71m x 2.71m)**

- * BEDROOM TWO 11'6" x 8'9" (3.53m x 2.71m)**

- * BEDROOM THREE 7'6" x 6'7" (2.31m x 2.04m)**

- * FAMILY SHOWER ROOM 8'2" x 6'2" (MAXIMUM) (2.49m x 1.88m)**

- * FRONT AND REAR GARDENS**

- * GARAGE IN A BLOCK**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance porch which has frosted window to side and access into a storage cupboard which houses the gas and electric meters. From the porch, a double glazed frosted door leads into the entrance hall which has fuse box and stairs rising to the first floor. The spacious and light and airy sitting room has window to front aspect, feature picture rail and TV point. The kitchen/dining room has two windows and door to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, understairs storage cupboard housing wall mounted boiler and washing machine, space for American style fridge/freezer and dishwasher and integrated appliances to include oven, four ring ceramic hob and extractor fan over.

The first floor landing has loft access via a hatch. Bedroom one has window to front and bedrooms two and three both have windows to rear with pleasant views over the garden. The modern fitted shower room has frosted window to front, storage cupboard, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property is an area laid to lawn with a pathway leading to the front door with low level brick wall borders. The secluded rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Access along the side via a timber gate in turn leads to the front. To the rear of the garden, a timber gate gives access to the garage which has up and over door.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout taking the second exit along Canford Heath Road. At the second roundabout turn left into Culliford Crescent and Redhoave Road is the second turning on the left 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: R2104