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Sales, Lettings & Block Management

END OF TERRACE HOUSE

£275,000



Chetnol Close, Canford Heath, Poole, Dorset, BH17 8BE

- * End of Terrace House * 53 Sq'M ***
- * Open Plan Hallway & 14ft7 x 12ft4 Lounge/Diner ***
- * Two Bedrooms & Bathroom to First Floor ***
- * Kitchen with Serving Hatch * GCH * UPVC DG ***
- * Rear Garden with Covered Side Access Pathway ***
- * Vacant Possession & No Forward Chain ***
- * Council Tax Band B * EPC C-Rated ***

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Chetnol Close, Canford Heath, Poole, Dorset, BH17 8BE:

Front of property with one allocated parking space. Side access gate and sheltered pathway leading to rear garden. External storage cupboard and UPVC double-glazed front door leading into:

Entrance Hallway:

Coved and textured ceiling with ceiling light point and dado rail. Single panelled radiator and central heating thermostat. Door to kitchen and open plan arrangement through to:

Lounge / Diner:

14' 7 x 12' 4 (4.48m x 3.77m) approx'. Coved and textured ceiling with ceiling light point and dado rail. UPVC double-glazed window to front aspect with further UPVC double-glazed sliding patio doors to rear garden. Two double panelled radiators. Serving hatch to kitchen. Television / media point and telephone point.

Kitchen:

8' 1 x 5' 5 (2.46m x 1.65m) approx'. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine, space for under counter fridge. Splash back tiling and serving hatch to lounge / diner.

Staircase from hallway area to first floor landing

Landing:

Coved and textured ceiling, ceiling light point and mains wired smoke detector. Hatch provides access to loft. UPVC double-glazed window to side aspect. Airing cupboard housing pre-lagged hot water cylinder with shelved storage.

Bedroom One:

11' 9 x 8' 10 (3.58m x 2.69m) approx'.

Coved and textured ceiling, ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator. Fitted wardrobe with hanging rail.

Bedroom Two:

11' 1 x 5' 10 (3.38m x 1.78m) approx'. Coved and textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator. Wall mounted gas central heating boiler. Wood laminate flooring.

Bathroom:

7' 8 x 6' 1 (2.34m x 1.85m) approx'.

Coved and textured ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Low-level WC and pedestal wash hand basin. Panelled bath with shower mixer tap. Part tiled walls and single panelled radiator.

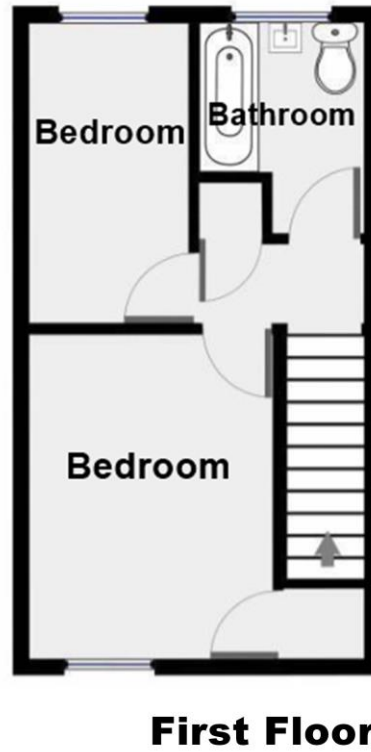
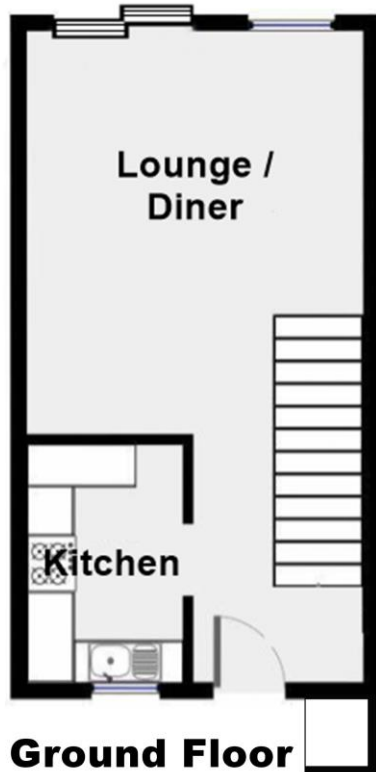
Rear Garden:

Laid to patio with screening hedge and fenced boundary. Metal storage shed. Side access pathway and gate with plastic panelled roof and outside tap.





53 Square Metres
570.48 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		