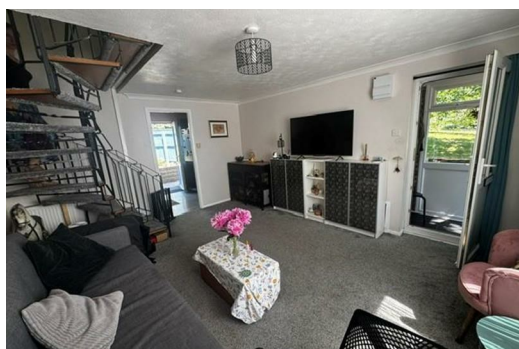




Henbury Close, Poole, Offers over £250,000

NEW INSTRUCTION, CANFORD HEATH, POOLE, £250,000 (Offers over). Take a look at this two bedroom end of terraced house located in Henbury Close, ideal for a FIRST TIME BUY. An enclosed double glazed porch leads into a lounge overlooking front aspect. Modern fitted green kitchen with door leading into an enclosed sunny aspect garden with patio area and lawn. Spiral staircase from the lounge leads onto the first floor, with two bedrooms and a modern bathroom with white suite and shower over the bath. Open plan front garden mainly laid to lawn. There is one allocated parking space close by the property in the car park.

The seller is motivated and has already located a property.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

FRONT DOOR AND PORCH

7'10" x 2'7" (2.39 x 0.79)

Double glazed door leading into entrance porch. Part double glazed and part brick built, with lino flooring and upvc double glazed windows. Gas meter and electric meter. Double glazed door leading into the lounge.

LOUNGE

15'9" x 12'7" (4.81 x 3.86)

Leading in from the porch into this lounge reception room with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch, plug sockets and TV socket. Double glazed window overlooking the front garden. Radiator. Stairs to first floor and landing area. Door to kitchen.

KITCHEN

12'6" x 7'10" (3.83 x 2.41)

Door leading into the kitchen with white ceiling, part emulsion painted walls and part tiled around worktops. Laminate tile pattern flooring. A range of fitted green fronted units with laminate worktops. Four ring gas hob, electric oven and integrated extractor above hob. Black sink with drainer and mixer tap. Space for fridge freezer, space and plumbing for washing machine. Upvc double glazed window overlooking rear garden. Upvc double glazed back door leading to outside. Light switch, plug sockets and fuse switches. Ceiling lighting.

STAIRS AND LANDING

7'2" x 7'7" (2.20 x 2.32)

Wooden spiral staircase with carpeted steps and metal railings from the lounge to the first floor and landing area. White ceiling, emulsion painted walls. Ceiling lighting. Light switch. Doors to all first floor rooms. Ceiling loft hatch.

BEDROOM ONE (FRONT DOUBLE)

8'2" x 12'7" (2.51 x 3.86)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch, plug sockets. Double glazed window overlooking the front aspect. Radiator.

BEDROOM TWO (REAR DOUBLE)

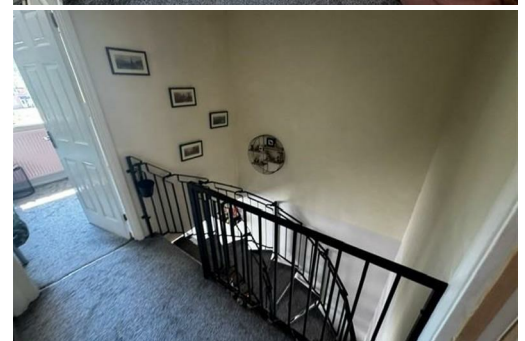
7'5" x 12'7" (2.28 x 3.85)

Door leading from the landing into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Radiator. Light switch and plug sockets. Built in cupboard with shelving inside. Double glazed window overlooking rear garden. Ceiling lighting.

BATHROOM

3'10" x 4'8" (1.19 x 1.44)

Door leading from the landing area into this modern bathroom. White ceiling, tiled walls to part and part emulsion painted with lino flooring. Ceiling lighting. Double glazed frosted window to side aspect. White sink with chrome effect fittings. White wc with seat and lid and cistern flush. White bath with glass shower screen and chrome effect fittings with wall mounted shower. Radiator. Light pull cord.



REAR GARDEN

23'8" x 18'3" narrowing to the top of the garden r (7.23 x 5.57 narrowing to the top of the garden rea)

The rear garden is accessed from the back door of the kitchen or a side pathway with wooden gate leading from the front of the property. It has an irregularly shaped lawn with borders and a patio area with path to the side of the house.

FRONT GARDEN

Open plan front garden is mainly laid to lawn, with pathway leading to the porch.

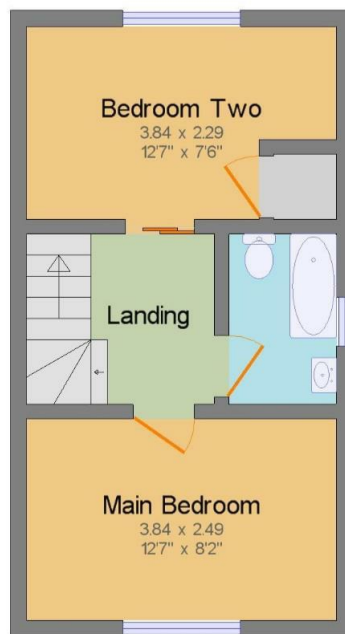
PARKING

There is one parking space conveyed with the property, located in the nearby car park.

TENURE

The property is FREEHOLD

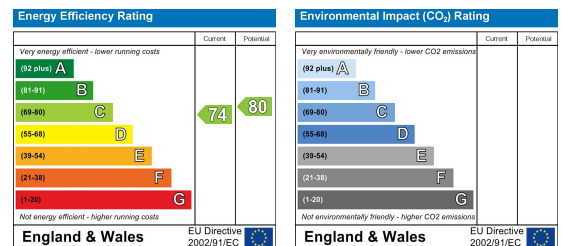




First Floor

This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD