

**32 Totmel Road, Canford Heath,
Poole, Dorset, BH17 8BX**

**£269,950
Freehold**



*** NO FORWARD CHAIN *** A mid terrace house presented in beautiful condition throughout with the accommodation comprising an entrance vestibule leading through to a hallway area, lounge with French Doors leading out on to decking and the rear garden, stylish modern fitted kitchen with integrated appliances, two double bedrooms and modern fitted bathroom. There is UPVC double glazing, gas fired central heating, a sunny southerly aspect well maintained rear garden plus there is a residents/visitors forecourt parking area and an allocated parking space located nearby.

DARK WOOD GRAIN EFFECT UPVC DOUBLE GLAZED OPAQUE DOOR Leads through to:

ENTRANCE VESTIBULE Smooth set ceiling, electric heater, wall mounted light, wood effect tiled floor, this then leads up to a white panelled door which leads through to the:

ENTRANCE HALLWAY 12' 7" x 5' 7" including stairs (3.84m x 1.7m) Textured ceiling, light point, stairs give access to the first floor accommodation, cupboard with louvre doors housing the Glow Worm boiler with additional cupboard below housing the gas and electrics, digital central heating and hot water control panel, wood effect tiled floor, radiator. This opens through into the:

LOUNGE AREA 13' x 12' (3.96m x 3.66m) Textured ceiling, light point, radiator, TV, cable and telephone points, space for table and chairs, UPVC double glazed French doors leading out onto the decking and rear garden, continuation of the wood effect tiled floor, understairs storage area, smoke detector.

KITCHEN 11' 6" x 6' (3.51m x 1.83m) A stylish modern fitted kitchen comprising a range of white fronted wall and base units to include matching drawers all with black matt handles, under pelmet lighting, square edge wood effect worksurfaces incorporating enamel scratch resistant single drainer sink with mixer tap, four ring gas hob with extractor canopy above, fan assisted oven and grill below, integrated appliances to include slimline dishwasher, washing machine and fridge/freezer, part tiled walls, textured ceiling, light point, UPVC double glazed window to front aspect, wood effect tiled floor.

FROM THE HALLWAY STAIRS GIVE ACCESS TO:

FIRST FLOOR LANDING Textured ceiling, light point, loft access hatch providing roof storage space, doors then lead off to:

BEDROOM 1 12' x 9' (3.66m x 2.74m) Textured ceiling, light point, UPVC double glazed window to the rear aspect, radiator below, TV point, ample space along one wall for fitted or free standing bedroom furniture.

BEDROOM 2 12' into recess x 9' 2" (3.66m x 2.79m) Textured ceiling, light point, UPVC double glazed window to front aspect, radiator below, over stairs airing cupboard with slatted shelving for linen storage.

BATHROOM 6' 1" x 5' 6" (1.85m x 1.68m) Comprising of a three piece suite to include panel enclosed bath with mixer tap, rainfall shower head and separate shower attachment, low flush push button WC, vanity unit with hand wash basin, mixer tap and soft closing grey fronted drawers below, chrome effect ladder style towel rail, smooth set ceiling, downlighters, extractor fan, wood effect flooring.



OUTSIDE - FRONT Immediately abutting the property there is a small garden area laid out with a combination of patio slabs and stone chippings. A pathway leads up to the front door and there is a communal forecourt for residents/visitors' parking. There is an allocated parking space conveyed with the house which is located nearby.

OUTSIDE - REAR The rear garden enjoys a sunny southerly aspect and initially there is a slightly raised decking area suitable for outside dining/garden furniture. This then leads to a section laid out with artificial grass and stone chippings to the side. The garden is enclosed with close boarded fencing and a rear gate provides access to a pathway.

COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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. **Ref: 15292**



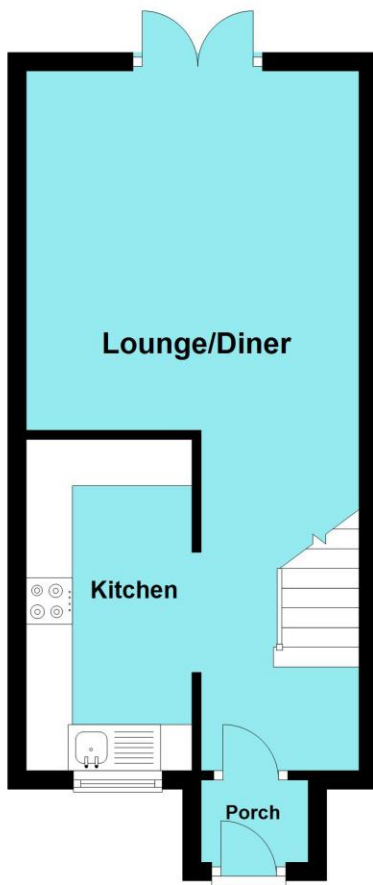
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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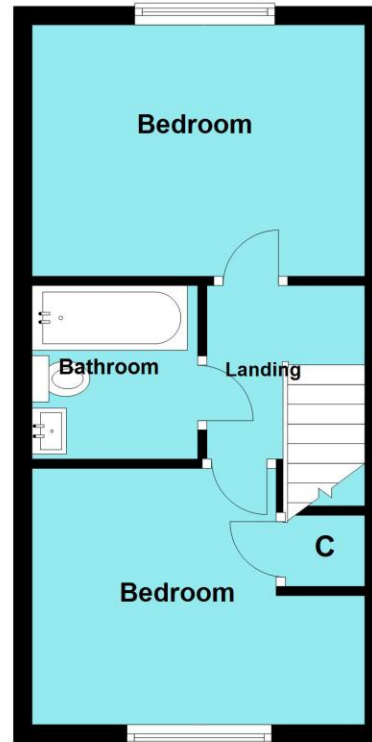
Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.3 sq. feet)



Total area: approx. 55.7 sq. metres (599.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

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