



Seatown Close, Poole, Dorset

2 1 1

Asking Price £275,000





Corbin & Co would like to offer for sale this well-presented mid-terraced two bedroom home situated in the popular residential location of Canford Heath, offering comfortable living, secluded rear garden, and garage in a nearby block, located in a tranquil cul-de-sac setting.

A grassed frontage welcomes you with a pathway leading up to the front door. a storm porch provides protection from the elements as you enter into the hallway.. The modern style kitchen boasts an integrated cooker, hob, dishwasher and space for a upright fridge/freezer.

The lounge/diner provides the perfect space for relaxation, dining and entertaining, looking out over the rear garden via a window and a single door opening out onto the patio area.

The property features two bedrooms - a main bedroom with a built-in wardrobe and views of the front aspect, and a generous single bedroom with views of the rear aspect. A modern family bathroom and a convenient storage cupboard housing a washing machine complete the living space.

Step outside to the very private and secluded rear garden, with no other properties directly behind, providing a peaceful and relaxing outdoor space. Mainly laid to lawn with a formal patio area abutting the rear of the property, ideal for al-fresco dining, entertaining or relaxing enjoying the outdoors and nature. For secure parking, a garage in a nearby block is included.

Conveniently located near Haymoor Bottom and the Sherbourne Crescent play area, as well as open spaces with football pitches, this property is perfect for outdoor enthusiasts.

Ashdown leisure centre, supermarkets, and schools for all ages are also close by. For nature lovers, Canford Heath nature reserve is within easy reach for picturesque walks.

A short car journey away is Tower Park, offering leisure activities, eateries, and a variety of shops. Poole town centre is approximately 4 miles away, providing a vibrant shopping experience for all. To book an appointment please call us on 01202 519761.







Corbin  
& Co.



Corbin  
& Co.



Corbin  
& Co.



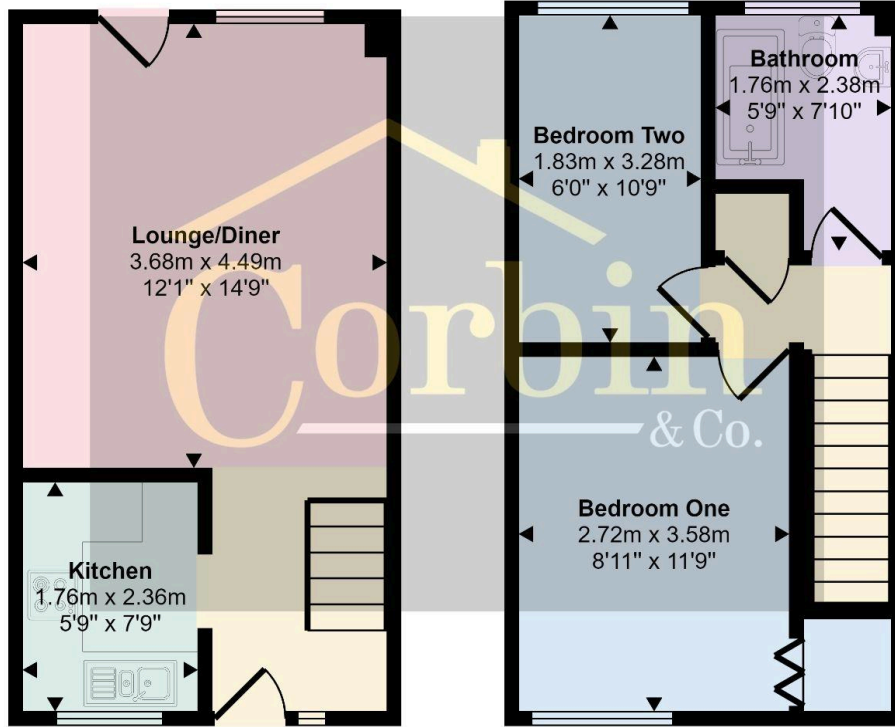
Corbin  
& Co.



Corbin  
& Co.



Approx Gross Internal Area  
52 sq m / 558 sq ft



Ground Floor  
Approx 26 sq m / 275 sq ft

First Floor  
Approx 26 sq m / 283 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## 🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

🏠 Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

✉️ sales@corbinandco.com

