

42 Portesham Way
Canford Heath
Poole BH17 9HB

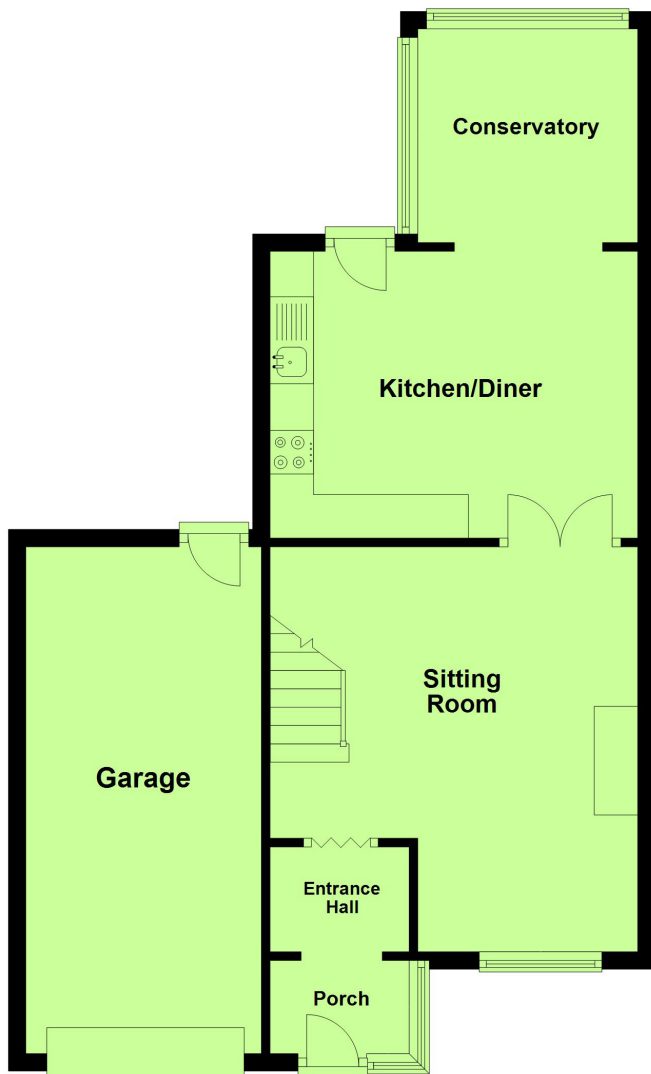
Price **£325,000** Freehold



A WELL PRESENTED THREE BEDROOM
END OF TERRACE FAMILY HOME SITUATED
IN A QUIET AND POPULAR RESIDENTIAL
LOCATION WITHIN EASY ACCESS TO
THE HEATH. OFFERED TO THE MARKET
WITH NO FORWARD CHAIN.

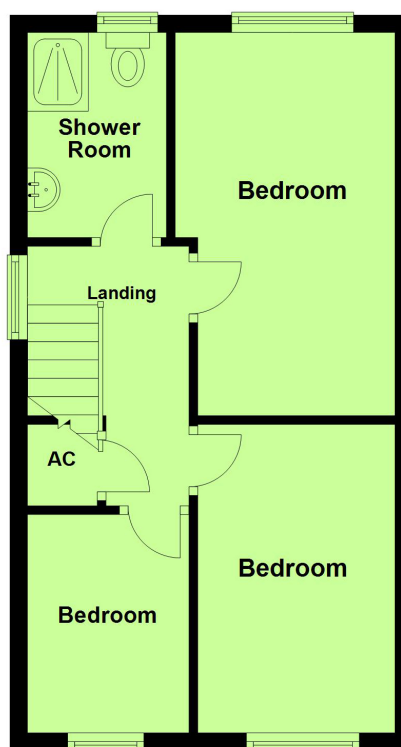
Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 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.

- * ENTRANCE HALL 6'3" x 4'8" (1.92m x 1.46m)**

- * SITTING ROOM 15'2" x 13'9" (4.63m x 4.24m)**

- * KITCHEN/BREAKFAST ROOM 13'8" x 10'4" (4.21m x 3.17m)**

- * CONSERVATORY 9'1" x 7'8" (2.77m x 2.38m)**

- * STAIRS RISING TO FIRST FLOOR**

- * BEDROOM ONE 12'4" TO WARDROBE FRONT x 8'6" (3.78m x 2.62m)**

- * BEDROOM TWO 11'7" x 7'6" (3.57m x 2.32m)**

- * BEDROOM THREE 8'5" x 6'1" (2.59m x 1.86m)**

- * SHOWER ROOM 8' x 4'9" (2.44m x 1.49m)**

- * FRONT & REAR GARDENS**

- * DRIVEWAY PARKING**

- * SINGLE GARAGE**

- * UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hall which has frosted windows to front and side aspects and cupboard housing the gas and electric meters. The light and airy sitting room has stairs rising to the first floor, TV point, telephone point, window to front aspect and central fireplace with inset electric fire, marble effect hearth, surround and wooden mantel. Double opening doors lead through to the kitchen/breakfast room which has double glazed door leading to the rear garden, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, circular sink with drainer and mixer tap, nest of three drawers, wall mounted 'Glow-worm' boiler, space and plumbing for washing machine and integrated appliances to include fridge, oven, grill, four ring gas hob and extractor fan over. Off the kitchen/breakfast room, an archway leads to the conservatory which has pleasant views over the rear garden.

The first floor landing has loft access via a hatch, window to side aspect and airing cupboard with hot water tank and slatted shelving. Bedroom one has pleasant views over the rear garden and benefits from fitted wardrobes with double opening doors and cupboards above. Bedroom two and three both have windows to front aspect. The shower room has frosted window to rear aspect, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap, shaver point and walk in shower cubicle with shower.

To the front of the property is a small area laid to lawn and a blocked paved driveway providing off road parking in turn leading to the single garage which has up and over door, light, power and personal timber door to the rear. The low maintenance rear garden has a patio providing seating in turn leading to the remainder which is laid to artificial lawn, all of which are bound by timber fence, brick wall and mature shrub borders.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the second roundabout turn left into Culliford Crescent and take the fourth turning on the left hand side into Portesham Way.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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: R1831