

**FOR SALE**



**Pimper Close, Canford Heath**  
**£270,000**

  
**MARTIN & CO**

## Pimpern Close, Canford Heath

£270,000

- redecoration & new carpets required
- both front & rear gardens
- fully double glazed
- end of terrace location
- **\*\*\*NO FORWARD CHAIN\*\*\***
- Council tax band 'C' = £1909 pa

Introducing this two-bedroom end of terrace house in the sought-after area of Canford Heath, Poole. This property boasts an enclosed rear garden, inside, you will find a living room, kitchen, family bathroom, gas central heating, and double glazing throughout. In need of a bit of TLC, (including redecoration & new carpets throughout) this house presents a fantastic opportunity to put your own stamp on it. Located close to main arterial routes, local schools, and supermarkets, Canford Heath is a vibrant community popular with first-time buyers, families, and those looking for a great buy-to-let investment. With no forward chain, this property is ready for its new owners to move in and start creating their dream home.



PORCH with built in cupboard, double glazed window to side aspect, UPVC front door.

LIVING ROOM 12' 6" x 13' 10" (3.83m x 4.23m) Ceiling light, double glazed window to front aspect, space for gas fire, marble hearth & surround, radiator, laminate flooring.

KITCHEN Ceiling light, double glazed window to rear aspect. Range of wall & base units with worktop over & tiled splashbacks. Wall mounted 'Alpha' boiler, space for fridge/freezer, space & plumbing for washing machine, vinyl flooring, radiator.

REAR GARDEN Enclosed rear garden, surrounded by mature trees. Paved sun terrace continuing to lawn.

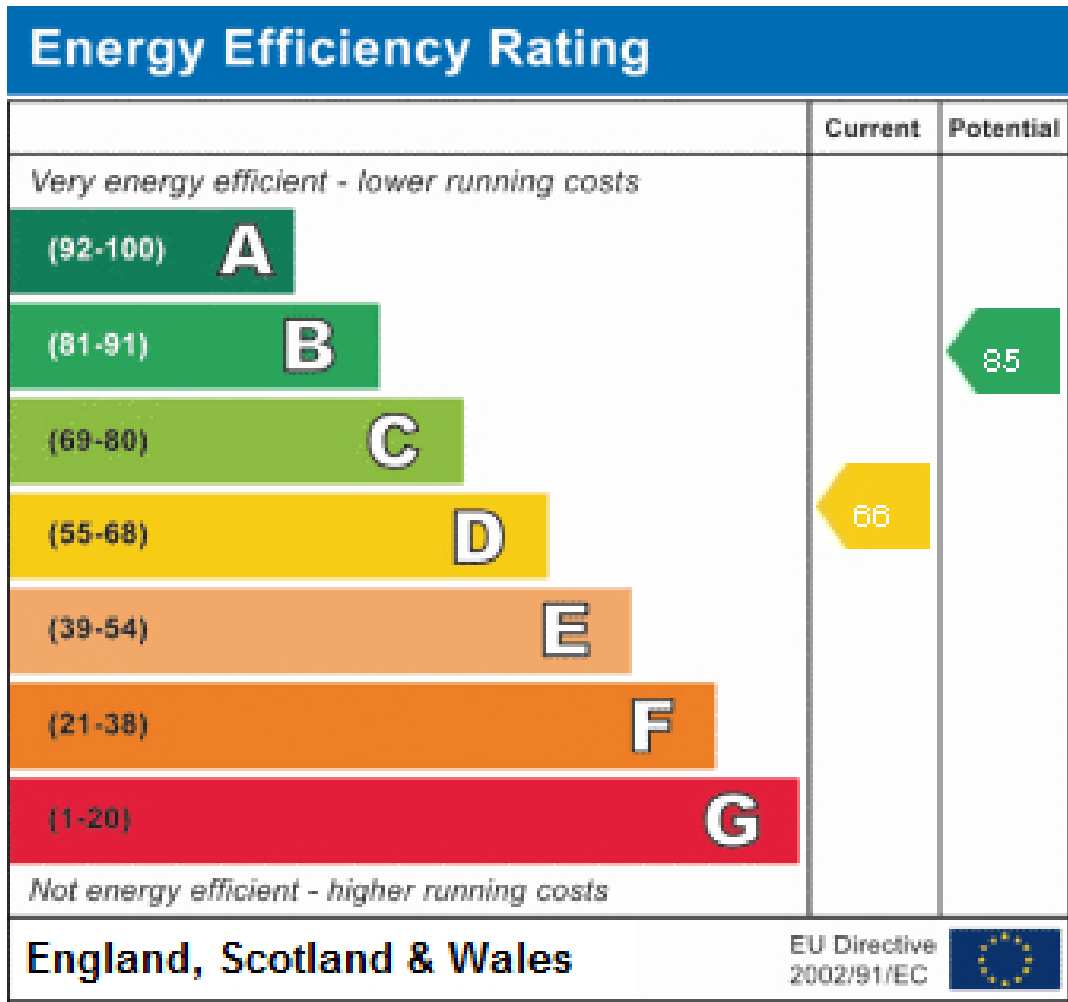
LANDING ceiling light, loft hatch.

BEDROOM 14' 6" x 9' 5" (4.42m x 2.88m) Ceiling light, two double glazed windows to front aspect, two built in cupboards, radiator.

BEDROOM 9' 2" x 6' 2" (2.80m x 1.9m) Ceiling light, double glazed window to front aspect, radiator.

FAMILY BATHROOM Ceiling light, double glazed opaque window to rear aspect, the suite includes a bath with shower over & tiled splashbacks, toilet & basin, with tiled windowsill. Radiator.





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**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

