

**FOR SALE**



**Harcombe Close, Canford Heath**  
**Guide Price £225,000**

  
**MARTIN & CO**



# Harcombe Close, Canford Heath

Guide Price £225,000

- **\*\*\*NO FORWARD CHAIN\*\*\***
- **popular Canford Heath location**
- **41 square metres**
- **council tax band 'A' = £1431pa**
- **garage**

For sale in the sought-after area of Canford Heath, this very well presented first floor home offers a unique opportunity to own a spacious and bright living space. The property boasts its own private paved sun terrace, perfect for enjoying some outdoor space. Inside, the apartment features a large double bedroom, providing ample space for relaxation. And with the added benefit of being freehold, there are no service charges or ground rent to worry about. What's more, this property comes with a garage, ensuring parking is never an issue. Located in a popular area of Canford Heath, with local shops and supermarkets nearby, everything you need is within reach.





ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM

SHOWER ROOM

GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Poole

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