



## Godmanston Close, Canford Heath Poole BH17 8BU

A wonderful opportunity to acquire this fantastic three bedroom end of terrace favourably positioned to provide ample off road parking and an attached garage. There is a superb open plan lounge/kitchen/diner with LED lighting and a conservatory/utility room. The house has recently undergone new fascias, soffits and guttering and the rear garden benefits from a sunny southerly aspect with a summer house and a hot tub located to the side.

**EPC: TBC Council Tax Band: C Price: £339,950 Freehold**







## Key Features

- END OF TERRACE HOUSE LOCATED WITHIN A NO THROUGH ROAD
- SUPERB OPEN PLAN LOUNGE/KITCHEN/DINER
- CONSERVATORY/UTILITY
- THREE BEDROOMS
- STYLISH MODERN FITTED SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- RECENTLY INSTALLED FACIAS, SOFFITS & GUTTRING
- OFF ROAD PARKING
- GARAGE WITH ELECTRONICALLY OPERATED DOOR
- POPULAR & CONVENIENT LOCATION

## The Property

From the entrance vestibule a door leads through to a fantastic open plan lounge/kitchen/diner, which we feel is a particular feature.

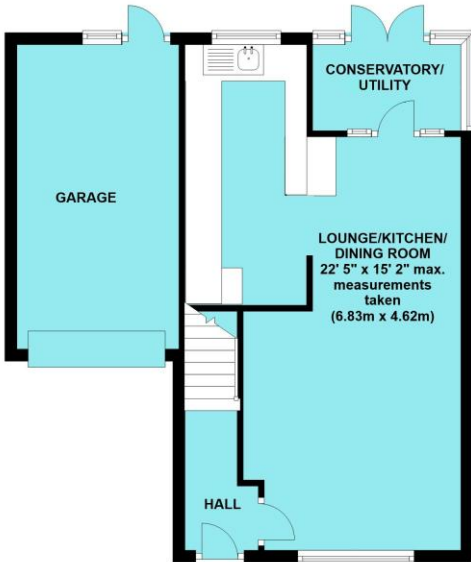
The kitchen benefits from soft closing units/draws, LED strip lighting, under pelmet lighting, quartz work surfaces, separate water filter tap and a boiling water tap for hot drinks. The kitchen/diner then leads to a conservatory/utility room and then in to the rear garden.

Stairs with LED lighting provide access to the upstairs accommodation and here you will find three bedrooms serviced by a stylish modern fitted shower room.

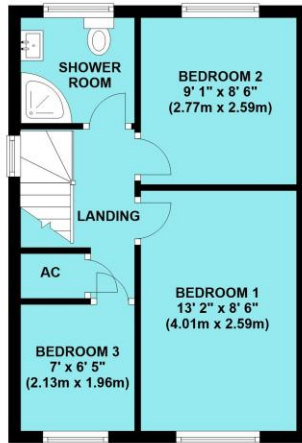
There is a sunny southerly aspect low maintenance rear garden that has a summer house providing multiple uses and a hot tub. To the front, the position of the house provides ample off road parking and there is a garage with electronically operated roller door.



**Ground Floor**  
Approx. 49.6 sq. metres (533.5 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 80.9 sq. metres (870.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(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	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)

