

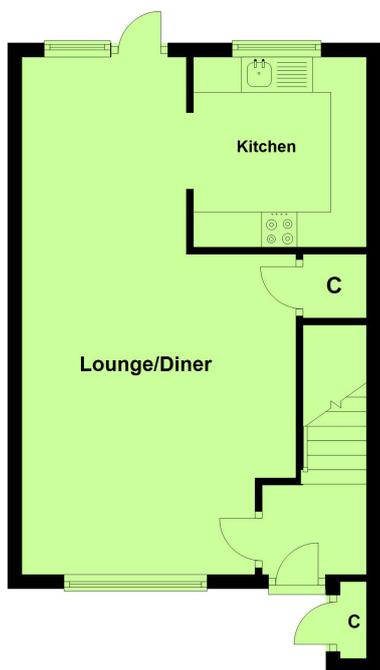
36 Redhoave Road
Canford Heath
Poole BH17 9DU

Price **£305,000** Freehold

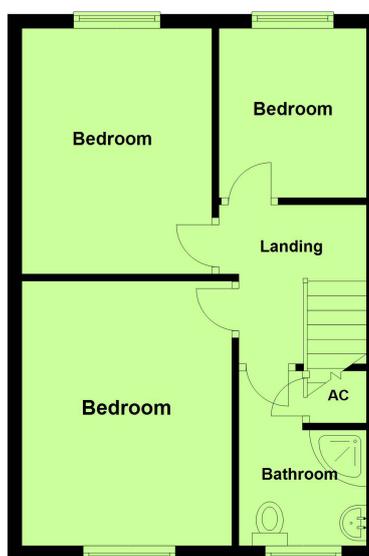


A THREE BEDROOM TERRACED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM DRIVEWAY PARKING, SINGLE GARAGE IN A BLOCK, LOW MAINTENANCE REAR GARDEN AND NO FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 71.9 sq. metres (773.8 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 5'9" x 4'6" (1.8m x 1.4m)**
- * L-SHAPED LOUNGE/DINING ROOM 24' (MAXIMUM) x 12'7" (MAXIMUM)
(7.32m x 3.87m)**
- * KITCHEN 8'8" x 8' (2.68m x 2.44m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12'4" x 9'5" (3.78m x 2.9m)**
- * BEDROOM TWO 11'4" x 8'8" (3.47m x 2.68m)**
- * BEDROOM THREE 7'7" x 6'8" (2.35m x 2.07m)**
- * FAMILY SHOWER ROOM 8'1" x 6'1" (2.47m x 1.86m)**
- * LOW MAINTENANCE REAR GARDEN**
- * DRIVEWAY PARKING FOR TWO VEHICLES**
- * SINGLE GARAGE IN A BLOCK**
- * GAS FIRED CENTRAL HEATING**
- * UPVC DOUBLE GLAZED**







ABOUT THIS PROPERTY

The UPVC double glazed frosted front door gives access into the entrance hall which has fuse box and stairs rising to the first floor. The light and airy lounge/dining room has window to front aspect, double opening doors leading to the rear garden, understairs storage cupboard, TV point and telephone point. The kitchen has window to rear aspect, wall mounted 'Worcester' boiler, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, tiled flooring, single sink with drainer and mixer tap, space for washing machine and tumble dryer and integrated appliances to include fridge/freezer, oven, four ring gas hob and extractor fan over.

The first floor landing has loft access via a hatch. Bedroom one has window to front aspect, telephone point and a range of fitted furniture to include wardrobes, cupboards and drawers. Bedrooms two and three both have windows to rear aspect with pleasant views over the garden. The modern fitted family shower room has fully tiled walls and flooring, frosted window to front aspect, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with 'Mira' shower.

To the front of the property, a block paved driveway provides off road parking for two vehicles. The low maintenance rear garden is laid to slabs with timber fence borders and a timber gate gives access to the rear in turn leading to the garage block where the property has a single garage with up and over door.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout. Take the second exit into Canford Heath Road and at the second roundabout turn left into Culliford Crescent. Redhoave Road is the second turning on the left hand side.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R2074