



52 Godmanston Close, Canford Heath, Poole, Dorset BH17 8BU

£435,000 Freehold

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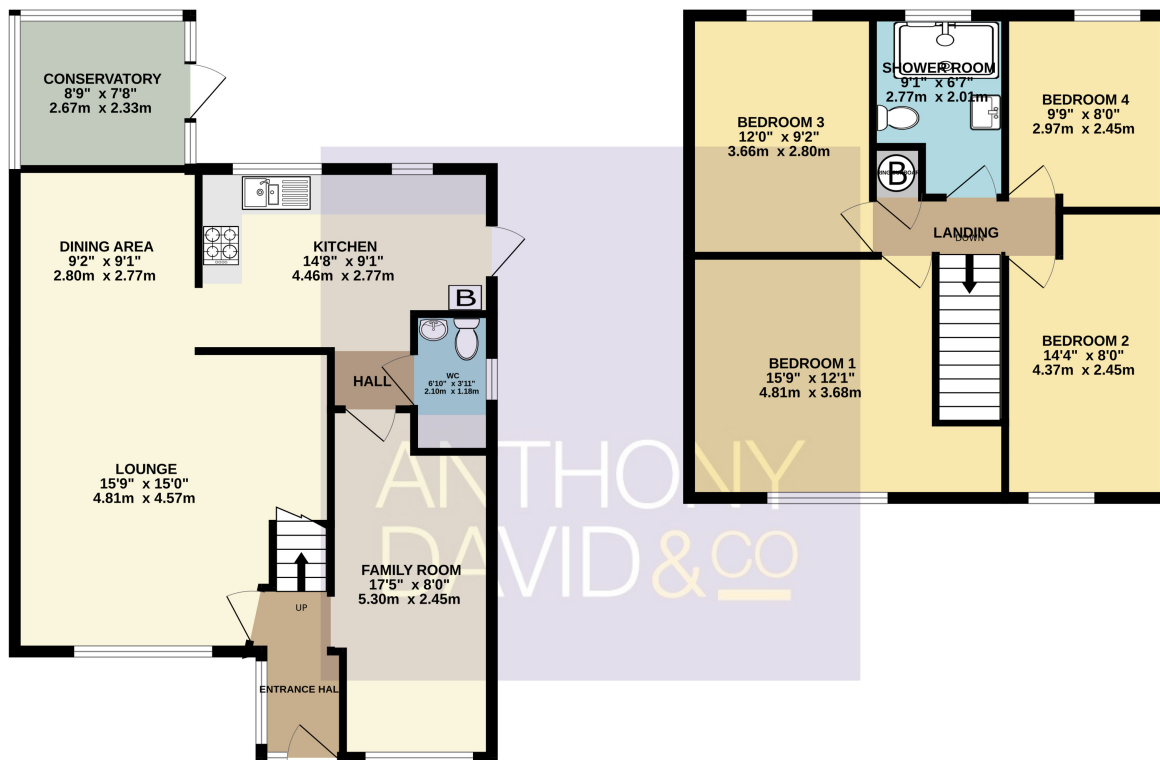
01202 677444

**** NO FORWARD CHAIN **** A detached four double bedroom house, nestled within a quiet cul-de-sac position within close proximity to many local shops, schools and amenities. This spacious property offers over 1200 sq ft, and internal viewing is highly advised to appreciate the accommodation on offer comprising lounge, dining area, kitchen, conservatory, family room, four double bedrooms, upstairs shower room and downstairs WC. Externally, this pretty home boasts a generous west facing garden with block paved patio and artificially lawned area with lean-to storage shed. To the front, there is large driveway providing ample off-road parking for multiple vehicles. Further features of this ideal family home include built in storage space to bedrooms one and two, side garden access, plumbing for shower in downstairs WC, airing cupboard, gas central heating and UPVC double glazing. Nearby schools - Ad Astra Infants, Haymoor Juniors, Magna Academy, Poole and Parkstone Grammar Schools.

**ANTHONY
DAVID & CO**

GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Entrance Hall Doors to...

Lounge 4.81m x 4.57m (15' 9" x 15' 0") max

Dining Area 2.8m x 2.77m (9' 2" x 9' 1")

Kitchen 4.46m x 2.71m (14' 8" x 8' 11")

Conservatory 2.67m x 2.34m (8' 9" x 7' 8")

Downstairs WC 2.06m x 1.18m (6' 9" x 3' 10")

Family Room 5.31m x 2.37m (17' 5" x 7' 9") max

Landing Doors to...

Bedroom One 4.77m x 3.69m (15' 8" x 12' 1") max

Bedroom Two 4.3m x 2.48m (14' 1" x 8' 2") max

Bedroom Three 3.58m x 2.77m (11' 9" x 9' 1")

Bedroom Four 2.97m x 2.44m (9' 9" x 8' 0") max

Bathroom 2.67m x 1.95m (8' 9" x 6' 5") max

Garden West-Facing

Driveway Off-Road Parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	69
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of any offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.