

HEARNES

WHERE SERVICE COUNTS



**6 Verity Crescent, Canford Heath,
Poole, Dorset, BH17 8TH**

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FREEHOLD PRICE £350,000

A detached 3-bedroom house with enormous potential in clean and tidy order with a generous lounge, kitchen/breakfast room, double glazed conservatory, ground floor shower room, and first floor bathroom, all set on a good size plot with garage and parking to the front. The home is neat and clean internally and would benefit from some modernisation and personalisation. A real feature is the south facing level garden measuring 60ft by 50ft and is currently laid mainly to paving, with attractive planted borders and two timber sheds. Other added advantages include double glazing and gas heating via radiators (not tested) Vacant possession.

- 3-bedroom detached house offering potential for improvement
- Ground floor shower room and first floor bathroom
- Good size southerly rear garden
- Generous driveway leading to long single garage with power and light
- Large, double-glazed conservatory
- Popular and convenient location
- Gas heating via radiators (not tested)
- Upvc double glazing
- Clean and tidy throughout
- Vacant possession

The property is set in this popular residential area with good schooling and shopping facilities nearby as well as Verity Park just round the corner ideal for walking with a play area and plenty of open space. The property is just under a mile walk or 1.6 mile drive from Tower Park which offers a range of leisure activities including Splashdown Water Park, Cineworld Cinema, Bowlplex, a range of bars and restaurants and a 24-hour Tesco store. Poole Town Centre is just over two and a half miles away which offers an array of shops, the popular Poole Quay by the harbour and the railway station with direct lines to Southampton and on to London Waterloo.

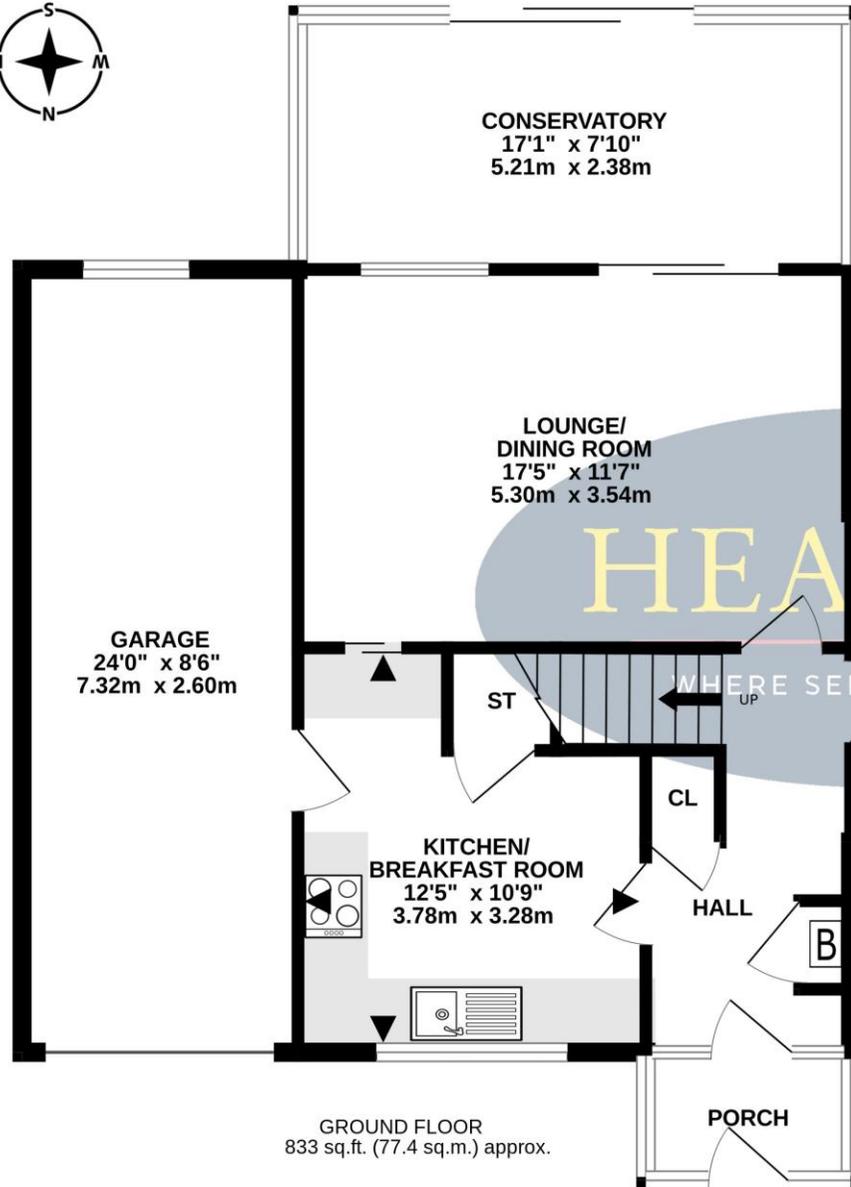
COUNCIL TAX BAND: D

EPC RATE:

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

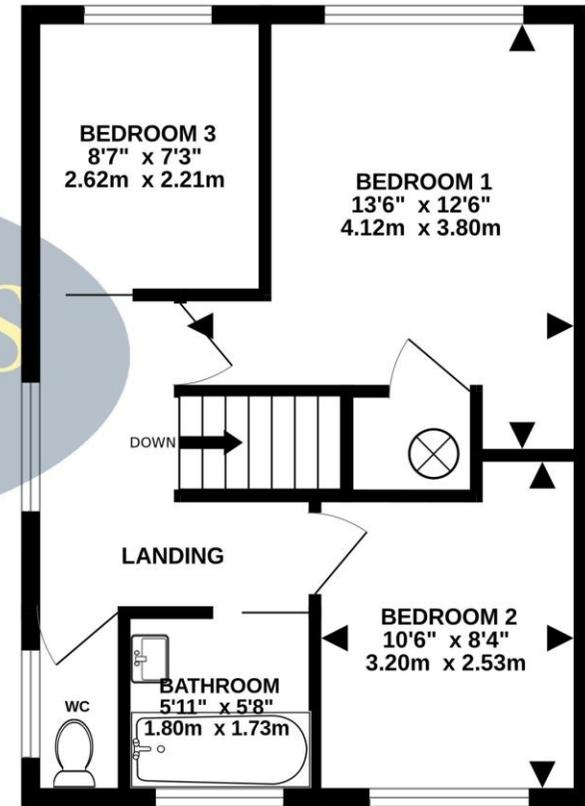






TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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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1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.





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www.hearnes.com

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