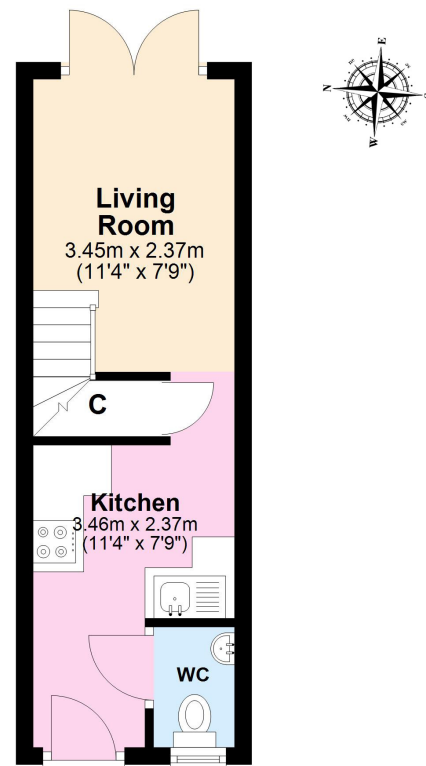
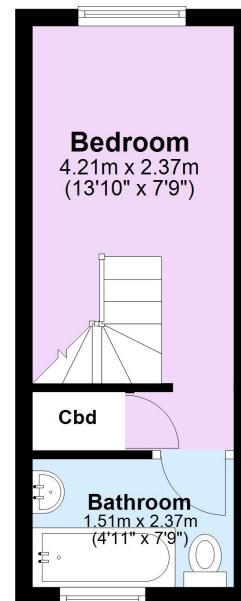


## Ground Floor



## First Floor



Total area: approx. 33.2 sq. metres (357.6 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 and 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.



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**35a Chetnole Close, Poole, Dorset, BH17 8BD**  
**Offers Over £200,000**

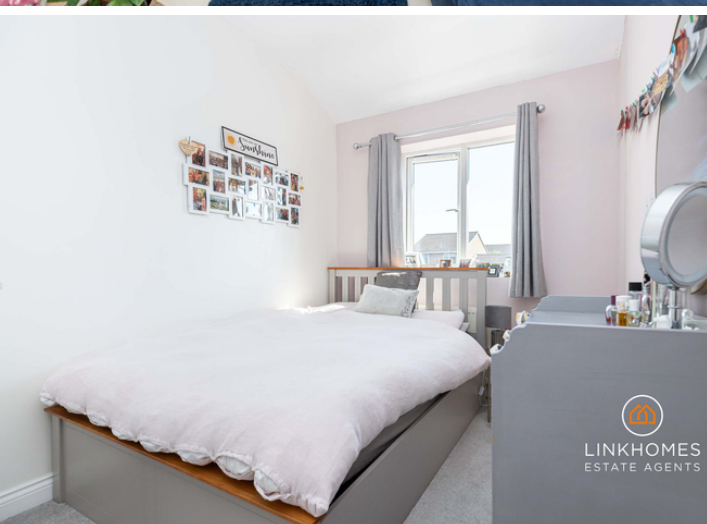
**\*\* PRIVATE REAR GARDEN \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this unique opportunity to purchase this one bedroom, end-terraced house situated in the much-desired and residential area of Canford Heath. Benefitting from an array of fine features including a bright and airy living room with French doors leading onto the private rear garden, a modern kitchen, a good-sized bedroom with a built-in wardrobe, a stylish three-piece bathroom suite, a downstairs WC and a single garage with a pitched roof!

Canford Heath offers some great local amenities, some of which includes Supermarkets such as Asda & Iceland Foods, The Post office, multiple bus routes, local pubs and the Canford Heath Nature Reserve which is perfect for dog walking. Chetnole Close is situated in a great location for the schools, some of these include Canford Heath Junior, Magna Academy and both grammar schools are also close by. The popular Broadstone high street is just 2.3 miles away and will take you approximately 7 minutes to get to by car. Poole/ Bournemouth Town centres are only a short drive away. A truly brilliant location.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.







## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, UPVC double glazed frosted door to the front aspect and tiled flooring.

### Kitchen

Smooth set ceiling, ceiling light, wall and base fitted units, one and a half bowl stainless steel sink with drainer, space for a longline fridge/freezer, four-point electric hob with integrated oven and stainless-steel extractor fan, power points, radiator and tiled flooring.

### Living Room

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed French doors to the rear aspect, UPVC double glazed frosted window to the side aspect, radiator, power points, internet point, understairs storage cupboard with the washing machine and consumer unit enclosed and tiled flooring.

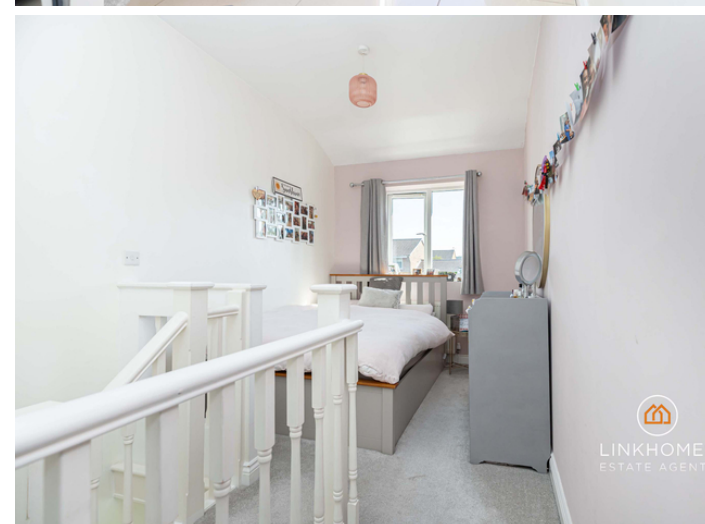
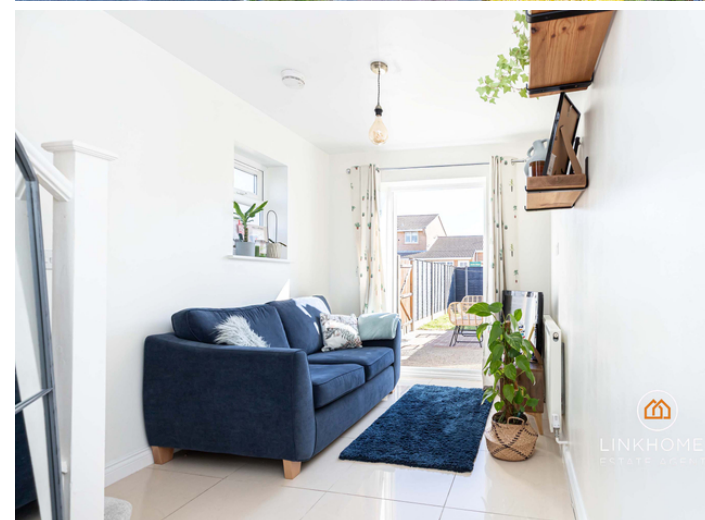
### Downstairs W/C

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, toilet, feature sink, stainless steel heated towel rail and tiled flooring.

## First Floor

### Bedroom

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wooden balustrades, radiator, power points, built in wardrobe with the combination boiler enclosed and carpeted flooring.



### Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, part tiled walls, panelled bath with extra shower head, pedestal sink, toilet, stainless steel heated towel rail and vinyl flooring.

## Outside

### Garden

Laid to lawn with patio area, surrounding fences, side gated access and outside light.

### Garage

Pitched roof with an up and over door.

### Front of Property

Blocked paved path to the front door with lawn area either side and side gated access to the rear garden.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B - Approximately £1,753.85 per annum

### Stamp Duty

First Time Buyer: £0  
Moving Home: £1,500  
Additional Property: £11,500