

7 Pimper Close, Canford Heath, Poole, Dorset BH17 9EB

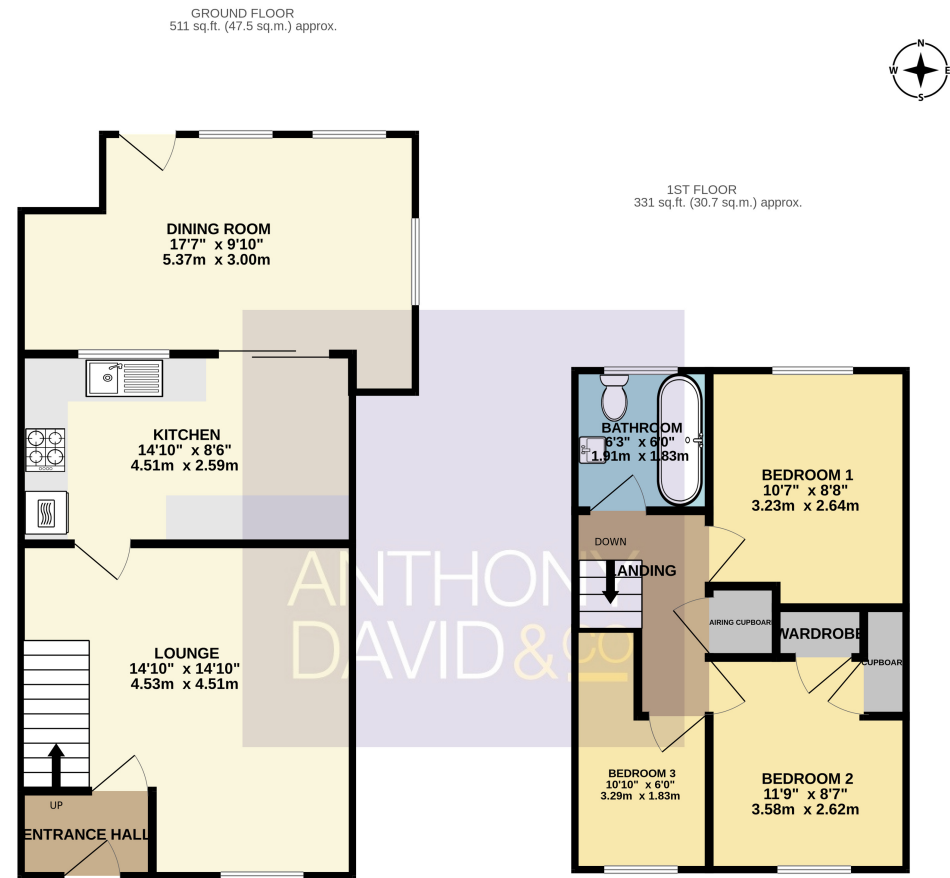
Guide Price £325,000 Freehold

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**\*\* GUIDE PRICE £325,000 - £335,000 \*\*** A super three bedroom end of terrace house tucked away on this residential cul-de-sac in Canford Heath a short distance away from local shops, amenities, schools, leisure centre and bus routes. The property presents an ideal starter home and viewing is highly advised to not only appreciate its quiet location but also the accommodation on offer, which comprises: lounge, dining room, kitchen, two double bedrooms, good sized single bedroom and contemporary bathroom. Externally the property benefits from front and rear gardens, the rear garden is mainly laid to lawn with raised sun deck area. Further features include: feature fireplace to lounge, fitted wardrobe, garage, driveway providing off road parking, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammar schools.

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TOTAL FLOOR AREA : 842 sq.ft. (78.2 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 Door to

Lounge 14' 10" x 14' 10" (4.52m x 4.52m)

Kitchen 14' 10" x 8' 6" (4.52m x 2.59m)

Dining Room 17' 7" x 9' 10" (5.36m x 3.00m)

Landing Doors to

Bedroom One 10' 7" x 8' 8" (3.23m x 2.64m)

Bedroom Two 11' 9" x 8' 7" (3.58m x 2.62m)

Bedroom Three 10' 10" x 6' 0" (3.30m x 1.83m) max

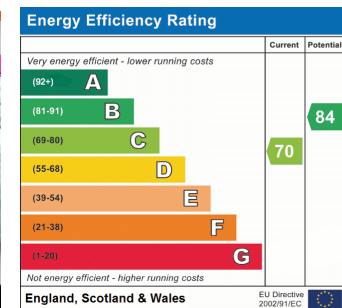
Bathroom 6' 3" x 6' 0" (1.91m x 1.83m)

Garden Front and rear

Garage 17' 0" x 8'2" ( 5.17m x 2.5m)

Driveway Off road parking

Council Tax Band C



Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an 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.