



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

£325,000 Freehold

info@anthonydavid.co.uk

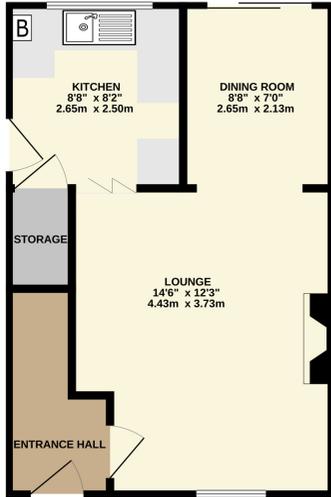
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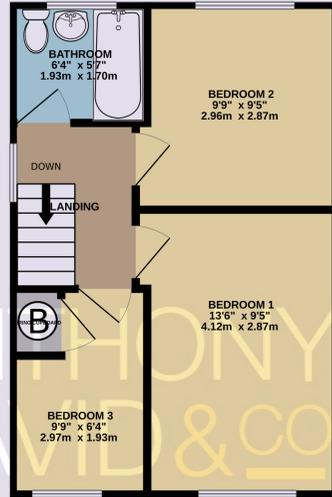
**** NO FORWARD CHAIN **** A three bedroom link detached house situated in this cul-de-sac location in the popular Canford Heath area close to shops, bus routes, amenities, schools and Tower Park Leisure Complex. Haymoor Bottom Nature Reserve with its scenic walks over the heathland is also a short distance away. The property is in need of modernisation and viewing is essential to appreciate not only its quiet location but also its full potential to become a fantastic starter home. The accommodation on offer comprises: lounge, kitchen providing direct garden access, dining room, two double bedrooms, good sized single bedroom and bathroom. Externally the property boasts a nice sized South facing garden with sun patio and lawned area. To the front the driveway provides off road parking which in turn leads to a detached garage. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammars.

**ANTHONY
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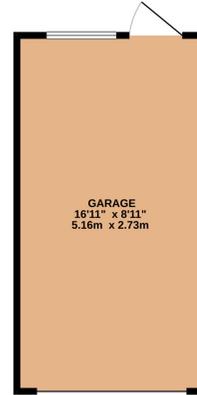
GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



GARAGE
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 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 Doors to

Lounge 14' 6" x 12' 3" (4.42m x 3.73m)

Kitchen 8' 8" x 8' 2" (2.64m x 2.49m)

Dining Room 8' 8" x 7' 0" (2.64m x 2.13m)

Landing Doors to

Bedroom One 13' 6" x 9' 5" (4.11m x 2.87m)

Bedroom Two 9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom Three 9' 9" x 6' 4" (2.97m x 1.93m)

Bathroom 6' 4" x 5' 7" (1.93m x 1.70m)

Garage 16' 11" x 8' 11" (5.16m x 2.72m)

Garden South facing

Driveway Off road parking

Council Tax Band C



Property details contained herein do not form part of 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.