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LINKHOMES
ESTATE AGENTS



34 Chetnole Close, Poole, Dorset, BH17 8BE
Guide Price £275,000

**** PERFECT FIRST TIME BUY ** SINGLE GARAGE **** Link Homes Estate Agents are pleased to present for sale this two bedroom end-terraced house in the BH17 postcode. Benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering a built-in wardrobe, an open-plan kitchen/living room with a breakfast bar and room for bar stools, a modern three-piece bathroom suite, a private rear garden with side access into the single garage which offers power, lighting and a pitched roof and a shingle and tarmacked driveway with parking for multiple vehicles.

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 Porch

Smooth set ceiling, UPVC single door with frosted glass to the front aspect, storage cupboard with the gas meter and consumer unit enclosed, exposed brick and tiled flooring.

Open Plan Kitchen/Living Room

Coved and smooth set ceiling, UPVC double glazed windows to the front and rear aspect, UPVC double-glazed single door with frosted glass to the rear aspect, smoke alarm, ceiling lights, wall and base fitted units, space for a longline fridge/freezer, integrated dishwasher, four point induction hob with extractor fan and integrated oven, cupboard with the combination boiler enclosed, tiled splash back, stainless steel sink with drainer, power points, radiator, television point and laminate flooring.

First Floor

Landing

Coved ceiling, ceiling light, smoke alarm, loft hatch (boarded), power points, airing cupboard with shelving, wooden balustrades and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, fitted wardrobes, power points and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, double enclosed waterfall shower with extra shower head and recess shelving, toilet, feature sink with under storage, wall mounted mirror with lighting, vanity unit, stainless steel heated towel rail and tiled flooring.

Outside

Garden

Laid to lawn with concrete area, surrounding wooden fences and rear gated access.

Garage

Pitched roof, up and over door, lighting, space for a washing machine, space for a tumble dryer, power points and concrete flooring.

Driveway

Tarmacked driveway with space for one vehicle, shingle and lawn area.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £0
Moving Home: £3,750
Additional Property: £17,500