



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

Guide Price £350,000 Freehold

**\*\* £350,000 - £365,000 GUIDE PRICE \*\* NO FORWARD CHAIN \*\*** A superb three bedroom detached house conveniently situated in this residential cul-de-sac 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 presents an ideal family home and internal viewing is essential to appreciate the well presented accommodation on offer, which comprises: lounge, luxury kitchen/diner with direct garden access and contemporary bathroom. Externally the property boasts a beautifully maintained Westerly aspect garden with lawned area and sun patio ideal for al fresco dining in the summer months. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this modern home include: some integrated appliances and underfloor heating to kitchen and bathroom, fitted wardrobes to bedroom one, built-in speakers to bedroom three, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammars.

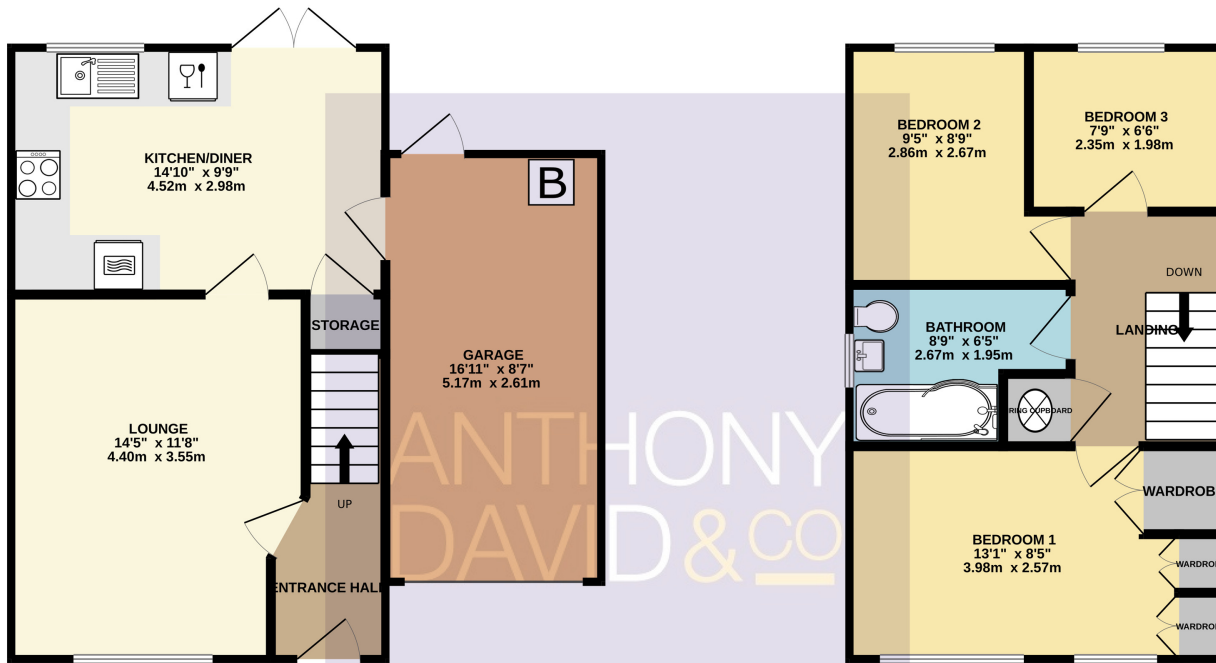
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



- Entrance Hall Doors to
- Lounge 14' 5" x 11' 8" (4.39m x 3.56m)
- Kitchen/Diner 14' 10" x 9' 9" (4.52m x 2.97m)
- Landing Doors to
- Bedroom One 13' 1" x 8' 5" (3.99m x 2.57m)
- Bedroom Two 9' 5" x 8' 9" (2.87m x 2.67m)
- Bedroom Three 7' 9" x 6' 6" (2.36m x 1.98m)
- Bathroom 8' 9" x 6' 5" (2.67m x 1.96m)
- Garage 16' 11" x 8' 7" (5.16m x 2.62m)
- Garden Westerly aspect
- Driveway Off road parking
- Council Tax Band C

TOTAL FLOOR AREA: 863 sq.ft. (80.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		<b>70</b>	

Property Misdescriptions Act 1991  
Property details contained herein do not form part 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.