



**Overcombe Close, Canford Heath,  
Poole, Dorset, BH17 9EZ**



# Overcombe Close, Canford Heath, Poole, Dorset, BH17 9EZ

## Freehold Fixed Price £225,000

A refurbished one bedroom, semi detached home, positioned away from the road and set in a popular location in Canford Heath. Having a private rear garden, own entrance and off road parking space. The house has been updated to include a new kitchen, bathroom, gas boiler with radiators and has been freshly decorated with new flooring. Offered vacant with no forward chain.

- Delightful one bedroom semi detached house
- Recently refurbished throughout
- Private rear garden with all new fences
- Off road parking space in front of the property
- Updated with modern white kitchen, freestanding cooker, space and plumbing for washing machine and fridge/freezer
- Lounge with window overlooking the garden and laminate flooring
- Bedroom with built in wardrobe and further storage cupboard
- Brand new bathroom having white suite with shower over the bath and part tiled walls
- Double glazing
- New Worcester boiler and gas central heating via radiators
- Redecorated inside with skimmed ceilings and freshly painted walls, along with new carpets and flooring
- Sold vacant with no forward chain

The property is located in Canford Heath and within ½ a mile to the beautiful walks over the heathland. Also, the same distance to Asda, and further on, Broadstone, which is a mile away with its range of shops and amenities. Tower Park Leisure complex is half a mile away, with various well known restaurants, a Multiplex Cinema, Splashdown Waterpark, Hollywood Bowl, Gala Bingo and Pure Gym. Poole Town Centre offers a wide range of cafes, bars and shops as well as the Quay and is just under three miles away and it is a similar distance to Bournemouth.

COUNCIL TAX BAND: B

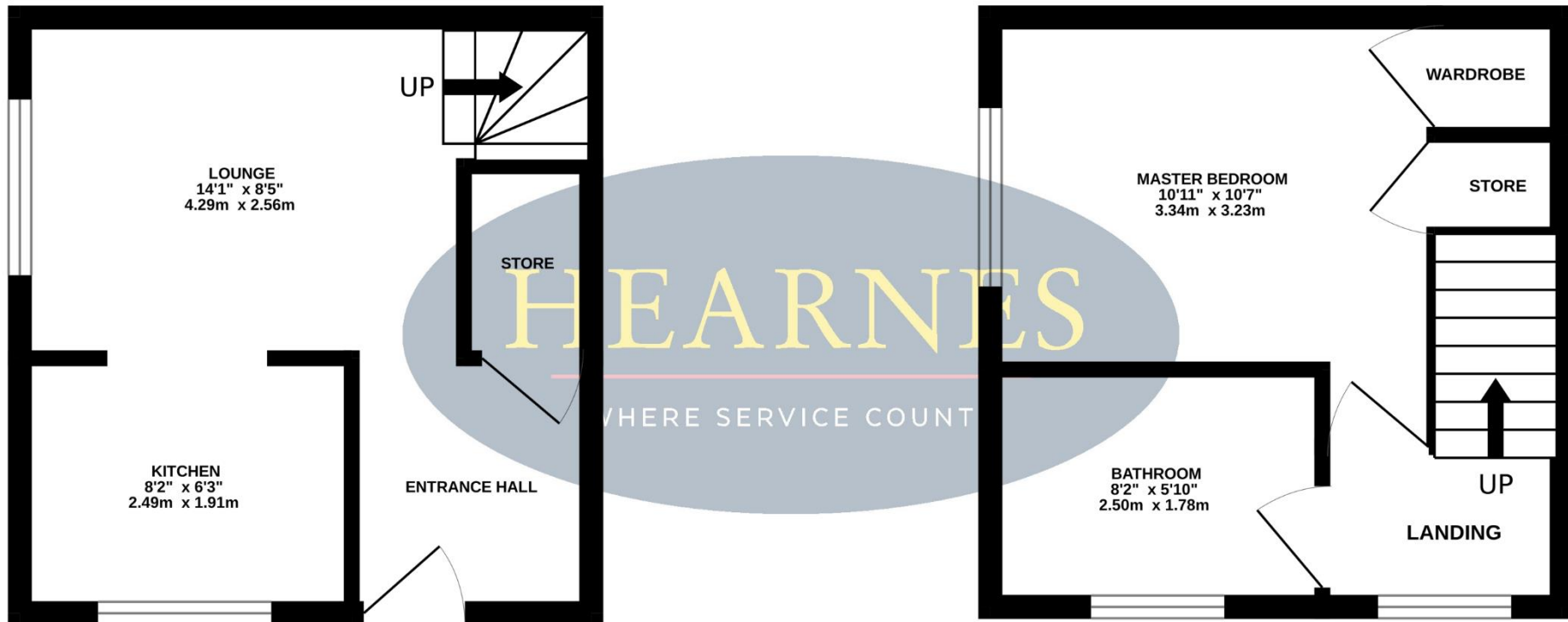
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
207 sq.ft. (19.2 sq.m.) approx.

1ST FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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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