

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



12 MAXWELL ROAD, POOLE, DORSET, BH13 7JB



ABOUT THIS PROPERTY

£1,600 PCM

4 Double bedrooms

Canford Cliffs Village location

Double garage and off road parking

Three reception rooms

Kitchen with pantry

10 minute walk to the beach

Band G: £3026.49

A rare opportunity to rent a 4 Bedroom home located in the heart of Canford Cliffs within 100m of Canford Cliffs Chine walk which takes you to the award winning blue flag beaches. The current condition of the decor is reflected in the price but a viewing recommended to fully appreciate this property. Available end of June

As you enter this doubled fronted property you will find the dining room to the left hand side with windows looking over the front garden and the lounge room to the right - also looking over the front garden.

There is a smaller second lounge area looking over the rear garden, which can be accessed via patio doors. The kitchen can be entered from either the lounge at the rear of the house or from the hallway. The kitchen is fitted with a walk in pantry.

The stairs lead to the four double bedrooms, two with road side views and two with views over the rear garden. There is a family bathroom on this floor.

The rear garden is laid to lawn with easy maintenance planting and the drive extends down to the garage.

LOCATION

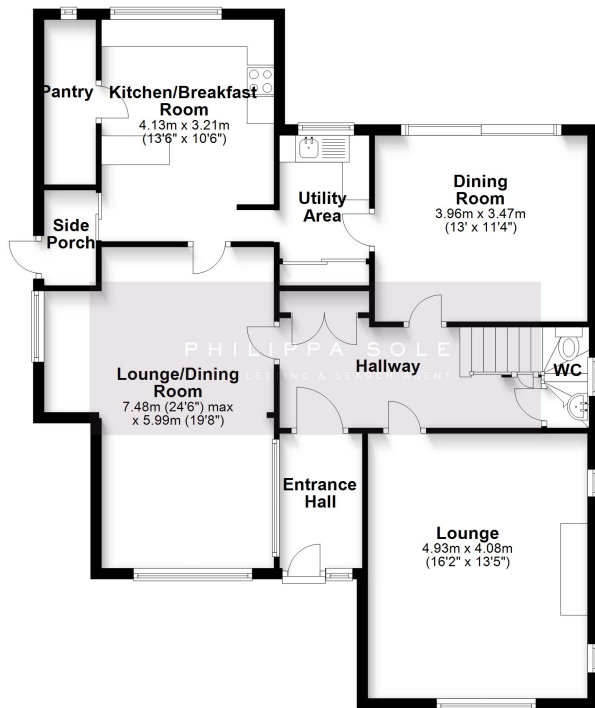
Located on a road in the heart of Canford Cliffs, just moments from Canford Cliffs Village and 500m from Canford Cliffs Chine walk, the property is ideally located for families, second home owners, and retirees.

The small Village of Canford Cliffs is within level walking distance and offers a good range of restaurants and bistros. London is approximately two hours commute.



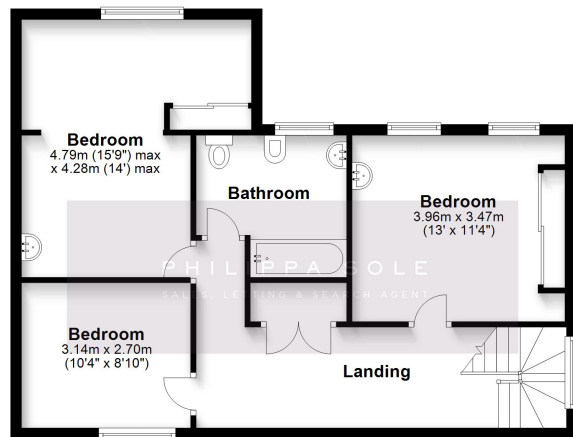
Ground Floor

Approx. 97.2 sq. metres (1046.1 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPAOLE.CO.UK | PHILIPPAOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES

VAT Number: 289586706