



**Bredy Close, Canford Heath,
Poole, Dorset, BH17 9JP**

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FREEHOLD PRICE £310,000

An attractive, immaculately presented 3 bedroom mid terrace home, comprising of a generous lounge which opens into the dining area, separate kitchen and French doors onto the low maintenance rear garden. The property is situated in a quiet cul-de-sac, and benefits from gas central heating, double glazing throughout, modern fully tiled shower room, spacious accommodation and newly decorated.

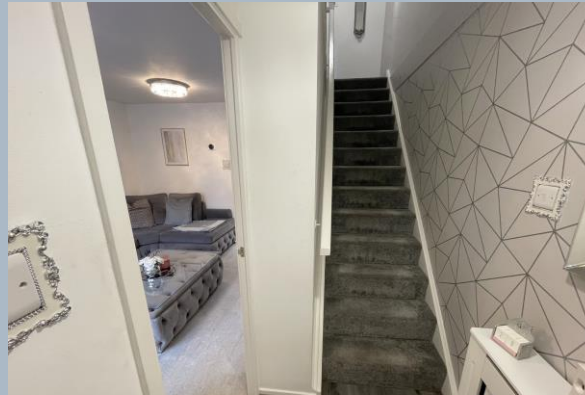
- 3 bedroom mid terrace home, positioned in a quiet and private cul-de-sac
- Bright and immaculate interior with 2 open reception spaces, and a separate kitchen. The kitchen is fitted in a range of pale grey Shaker style units with plenty of cupboard space and work tops over and integrated, electric fan oven complemented with 4 ring gas hob and extractor fan above, space for fridge/freezer and washing machine
- Modern fully tiled shower room with double shower, wc and wash basin with vanity unit
- Low maintenance rear garden with newly made decking and large garden shed
- On road parking with plenty of outside spaces available
- Gas central heating with 'Nest' thermostat and double glazing throughout with fitted blinds
- Fully enclosed, level, low maintenance rear garden with patio, area of artificial lawn and garden shed

The property is conveniently located within a few hundred yards from the green area at Ryall Road and a little further onto Hatch Pond Nature Reserve. It is also within ½ a mile to the beautiful walks over the heathland. Asda, and further on, Broadstone, are within a mile 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: C

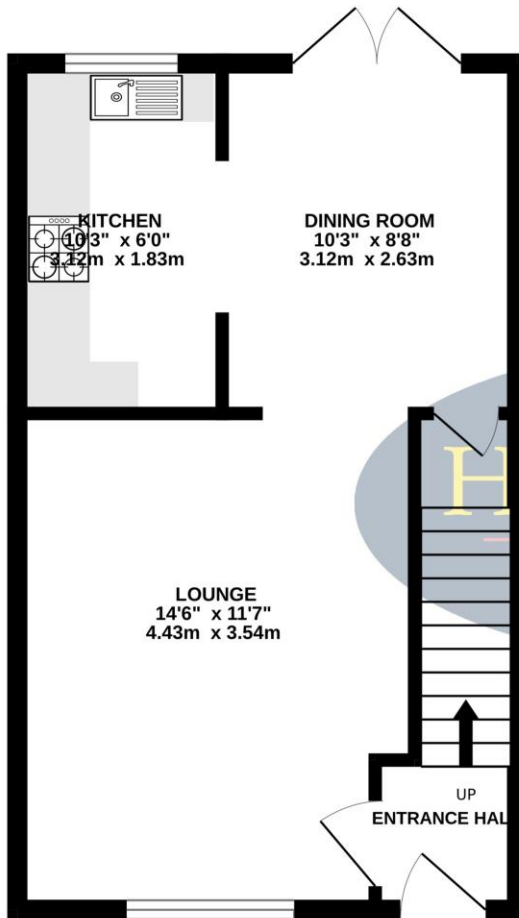
EPC RATE: D

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.

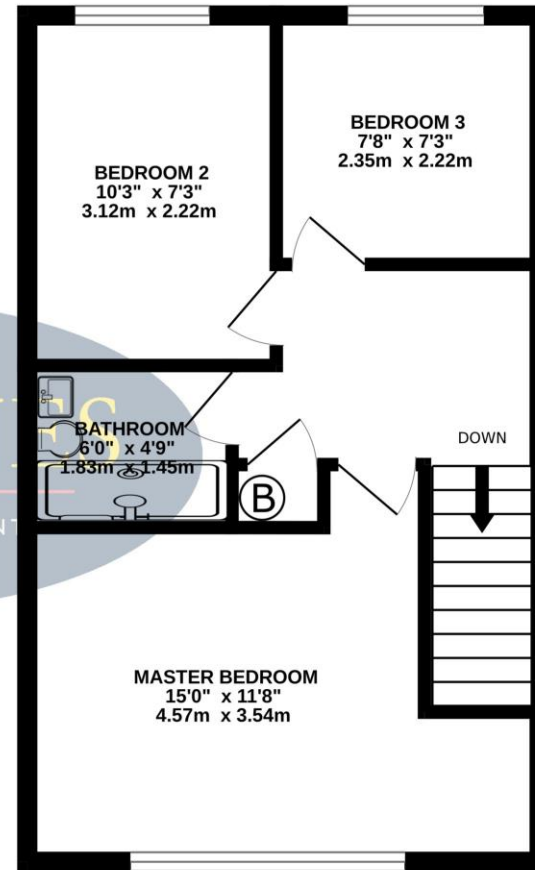




GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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