



1 Culliford Crescent, Canford Heath, Poole, Dorset BH17 9DY

£325,000 Freehold

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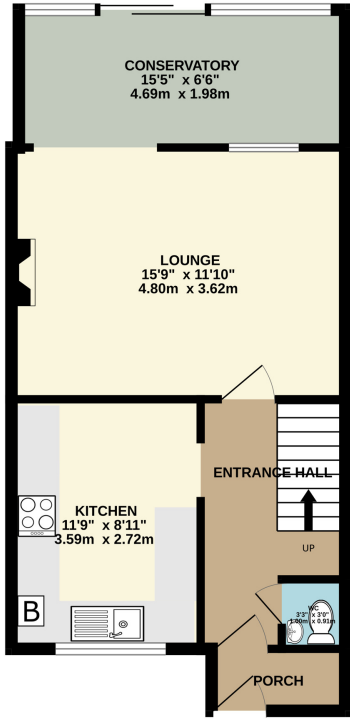
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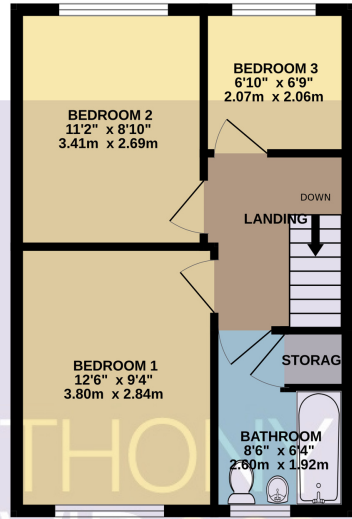
A three bedroom end of terrace house conveniently situated on this cul-de-sac in the heart of Canford Heath close to shops, bus routes, leisure centre and amenities, Broadstone Parade with it's array of local shops is just a short drive away. The property is well presented but would benefit from some modernisation. The accommodation on offer comprises: 15' lounge, separate kitchen, 15' conservatory, family bathroom and downstairs WC. Externally there is a south facing garden with rear access to the garage and a communal car park area. Further features include: Gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors and Magna Academy.

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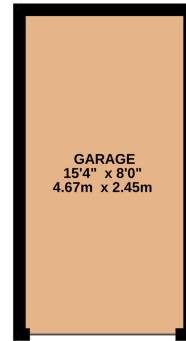
GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



GARAGE
123 sq.ft. (11.4 sq.m.) approx.



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Porch Leading to -

Entrance Hall With Doors to -

Kitchen 11' 9" x 8' 11" (3.58m x 2.72m)

Lounge 15' 9" x 11' 10" (4.80m x 3.61m)

Conservatory 15' 5" x 6' 6" (4.70m x 1.98m)

Downstairs WC With Toilet and Basin

Landing With doors to -

Bedroom 1 12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom 2 11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom 3 6' 10" x 6' 9" (2.08m x 2.06m)

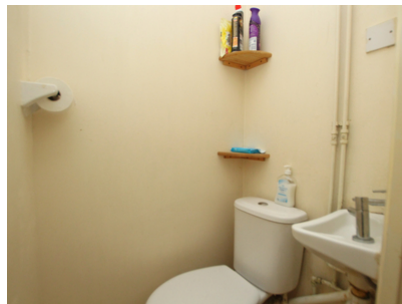
Bathroom 8' 6" x 6' 4" (2.59m x 1.93m) MAX

Garden Southerly Aspect with rear access gate

Council Tax Band Band C

TOTAL FLOOR AREA : 980 sq.ft. (91.1 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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