

Total area: approx. 95.2 sq. metres (1025.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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.  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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**24 Gray Close, Poole, Dorset, BH17 8QU**  
**Guide Price £270,000**

**\*\* PERFECT RENOVATION PROJECT \*\* NO FORWARD CHAIN \*\* SOUTHERLY-FACING PRIVATE REAR GARDEN \*\*** Link Homes Estate Agents are pleased to present for sale this three bedroom terraced house in need of refurbishment, in the popular and residential area of Canford Heath. Benefitting from an array of fine features including three good-sized bedrooms with fitted wardrobes, an open-plan living room/dining room with direct access onto the Southerly-facing private rear garden, a separate kitchen with space for appliances, a three-piece family bathroom suite, a single garage and a concrete driveway with parking for multiple vehicles. This is the perfect renovation project and a must view to avoid disappointment!

Within walking distance from the property is Adastral Square where you can find 'The Pilot' pub, Iceland, McColl's convenience store, a fish and chip shop, and many other useful amenities. There are a range of Schools on Canford Heath such as Canford Heath Infant School, Canford Heath Junior School, Haymoor Junior School, Magna Academy and the Parkstone and Poole Grammar Schools are also close by. Near by is ASDA supermarket and the Canford Heath nature reserve which is perfect for dog walking!



## Ground Floor

### Entrance Hallway

Wooden front door with frosted glass to the front aspect, ceiling light, smoke alarm, radiator, power points, internet point and vinyl flooring.

### Kitchen

Coved ceiling, ceiling light, extractor fan, power points, space for a gas oven with extractor fan above, space for a longline fridge/freezer, space for a washing machine, boiler, wall and base fitted units, stainless steel sink with drainer, UPVC double glazed window to the front aspect and vinyl flooring.

### Lounge/Dining Room

Smooth set ceiling, ceiling light, radiator, power points, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect, television point and laminate flooring.

### W/C

Sink enclosed and plumbing for W/C.

## First Floor

### Landing

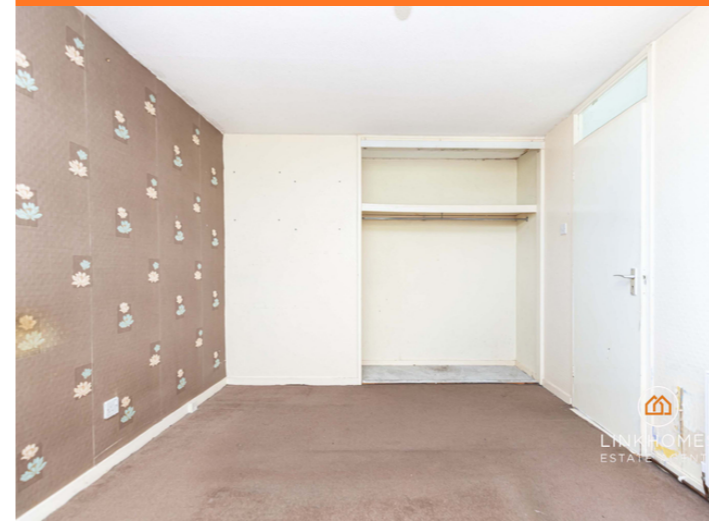
Ceiling light, wooden balustrades and carpeted flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, built-in wardrobes, radiator, power points and carpeted flooring.

### Bedroom Two

Ceiling light, UPVC double glazed window to the rear aspect, built-in wardrobes, radiator, power points and carpeted flooring.



## Bedroom Three

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, built-in wardrobes and carpeted flooring.

## Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, stainless steel radiator, pedestal sink, toilet, panelled bath with electric shower, a storage cupboard with the hot water tank enclosed and vinyl flooring.

## Outside

### Garden

Mainly laid to lawn, patio area, shrubbery, flower bed and surrounding wooden fences.

### Front Garden

Mainly laid to lawn, a tree, brick wall, surrounding fences and shrubbery, concrete path, storage unit with the gas meter and electric meter enclosed.

## Parking

Concrete driveway with space for two vehicles at the rear of the property.

## Agents Notes

## Useful Information

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B - Approximately £1,753.85 per annum.  
Garage to the rear of the property.

## Stamp Duty

First Time Buyers: £0  
Moving Home: £3,500  
Additional Property: £17,000