



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor

First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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34 Chetnole Close, CANFORD HEATH, Dorset BH17 8BE

£290,000

The Property
Brown and Kay are delighted to market this two bedroom end of terrace home located in the popular residential area of Canford Heath. The home has been subject to many upgrades and now boasts an open plan kitchen/living room with feature flooring and well fitted kitchen area, two bedrooms and a modern shower room. Furthermore, the home benefits from a garage and an enclosed rear garden and would make an excellent first time buy!

Canford Heath is a popular area in particular for families with schools and local shopping facilities located within the area. For more comprehensive needs Broadstone offers a mix of restaurants, coffee bars and a Marks and Spencer food hall and the larger town of Poole offers a wide and varied range of shopping facilities together with the main bus depot and train station with links to London Waterloo. For beach lovers, Sandbanks with miles upon miles of impressive sandy beaches and promenade are also within comfortable reach!

ENTRANCE PORCH
Storage cupboard housing electrics.

OPEN PLAN KITCHEN/LIVING/DINING
23' 11" x 12' 1" (7.29m x 3.68m) Feature flooring, kitchen area fitted with wall and base units with contrasting work surfaces, range of integrated appliances to include dishwasher, oven and induction hob with overhead extractor, inset 'Blanco' sink, space for fridge/freezer, cupboard housing boiler, double glazed window to the front. Living area has a UPVC double glazed window and UPVC frosted door to the rear.

FIRST FLOOR LANDING

BEDROOM ONE
12' 0" x 8' 11" (3.66m x 2.72m) New UPVC double glazed window to the front, built-in wardrobe.

BEDROOM TWO
10' 10" x 5' 9" (3.30m x 1.75m) New UPVC double glazed window to the rear.

SHOWER ROOM
New UPVC frosted double glazed window to the rear. Suite comprising shower cubicle with mains fed 'Rainfall' shower and recess shelf, w.c. and wash hand basin with vanity unit, heated towel rail.

GARAGE
16' 3" x 8' 7" (4.95m x 2.62m) Up and over door, door to the garden, power and lighting, space and plumbing for washing machine and tumble dryer.

REAR GARDEN
Laid to lawn with fence surround and rear access.

MATERIAL INFORMATION
Tenure - Freehold
Parking - Garage
Utilities - Mains Electricity, Mains Gas and Mains Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band B
EPC Rating - D