



Total Area: 66.0 m² ... 710 ft²
All measurements are approximate and for display purposes only



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ESTATE AGENTS



37 Carsworth Way, Poole, Dorset, BH17 8SP
Guide Price £290,000

**** PERFECT FIRST TIME BUY ** CUL-DE-SAC LOCATION **** Link Homes Estate Agents are delighted to present for sale this two bedroom end-terraced house situated in the much-desired and residential area of BH17. Benefitting from an array of fine features including two good-sized bedrooms, a kitchen with space for appliances, a living room with a window to the front aspect, a conservatory with direct access onto the low maintenance private rear garden, a three-piece family bathroom on the first floor and allocated parking. This is the perfect first time buy!

Tucked away in a quiet cul-de-sac, Carsworth Way is located in the residential area of Canford Heath which offers some great local amenities, some of which includes Supermarkets such as Asda & Iceland Foods, The Post office, multiple bus routes, local pubs and the Canford Heath Nature Reserve which is perfect for dog walking. Carsworth Way is situated in a great location for the schools, some of these include Canford Heath Junior, Magna Academy and both grammar schools are also close by. The popular Broadstone high street is just 2.3 miles away and will take you approximately 7 minutes to get to by car. Poole/ Bournemouth Town centres are only a short drive away. A truly brilliant location!

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.





Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, consumer unit, stairs to the first floor, UPVC single door to the front aspect and laminate flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, thermostat, television point and laminate flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, wall and base fitted units, four ring gas hob with integrated oven and overhead extractor fan, tiled splash back, space for low level fridge, space for a low level freezer, space for a washing machine, space for a tumble dryer, stainless steel sink with drainer, power points, boiler and tiled flooring.

Conservatory

Frosted UPVC roof, triple aspect UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the side aspect, wall mounted electric heater, power points and LVT flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (partially boarded), UPVC double glazed window to the side aspect with views onto the heathland, power points, airing cupboard with the cylinder enclosed, wooden balustrades and carpeted flooring.



Bedroom One

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

Bedroom Two

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.

Bathroom

Ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower, pedestal sink, toilet, tiled walls, stainless steel towel rail and tiled flooring.

Outside

Garden

Laid to artificial lawn with patio area, surrounding wooden fences, shingle area, external power point, outside tap and side gated access.

Driveway

Allocated parking, side gated access, shingle area and outside light.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £4,500
Additional Property: £19,000