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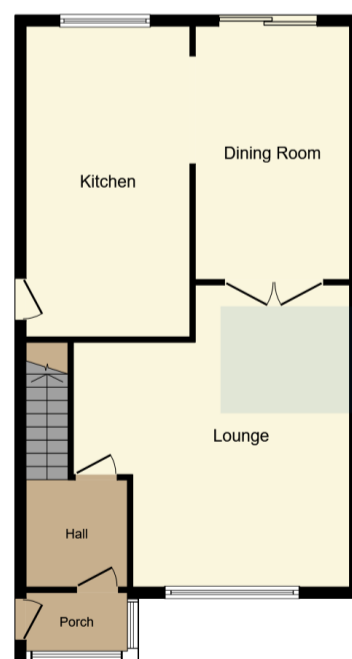
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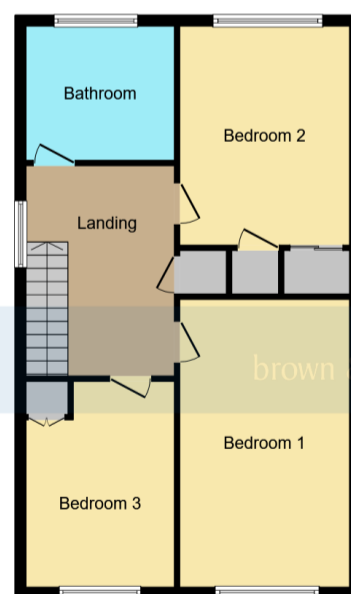
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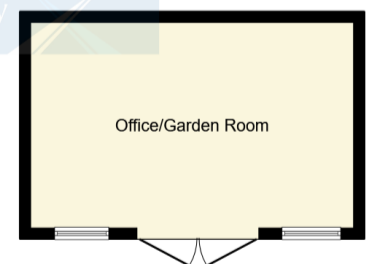
auctions



Ground Floor



First Floor



Outbuilding

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189 Verity Crescent, CANFORD HEATH, Dorset BH17 8TX

£385,000

The Property

Brown and Kay are delighted to market this well presented three bedroom semi detached family home located on the highly sought after area of Canford Heath. The property affords bright and well planned accommodation with a tastefully decorated interior to include a 17' lounge, dining area open plan to the well fitted kitchen, three bedrooms, bathroom, and outside there is a lovely landscaped garden with the added bonus of a garden cabin/work from home set up together with a garage and ample driveway parking, making this a home a great property choice for prospective buyers.

Canford Heath is popular amongst families as the area has a mix of schools catering for children of differing ages. Local amenities to include Asda shopping store are close to hand as are bus services which operate to surrounding areas. Nearby Broadstone offers a mix of cafe bars and restaurants together with Marks and Spencer food Hall, and for more comprehensive needs Poole town centre offers a wide and varied range of shopping facilities. With leisure in mind, the historic water front at Poole Quay with its many eateries is within comfortable driving distance as is Sandbanks with its stunning sandy shores and scenic promenade stretching to Bournemouth and beyond.

ENTRANCE HALL

UPVC double glazed door through to entrance hall with stairs to the first floor, radiator, door to lounge.

LOUNGE

17' 5" x 12' 9" (5.31m x 3.89m) Front aspect UPVC double glazed bay window, radiator, understairs storage cupboard, French style doors to the dining area.

DINING AREA

14' 11" x 7' 10" (4.55m x 2.39m) UPVC double glazed sliding door to the patio and rear garden, large opening through to the kitchen.

KITCHEN

18' 1" x 7' 10" (5.51m x 2.39m) Well fitted with a range of wall and base units with roll edge work surfaces over, range of integrated appliances, rear aspect UPVC double glazed window and UPVC double glazed obscure glass door to the side of the property.

FIRST FLOOR LANDING

Side aspect UPVC double glazed obscure window, loft hatch, airing cupboard housing hot water tank and central heating thermostat.

BEDROOM ONE

12' 9" x 9' 7" (3.89m x 2.92m) Front aspect UPVC double glazed window, radiator.

BEDROOM TWO

9' 7" x 9' 3" (2.92m x 2.82m) Rear aspect UPVC double glazed window, radiator.

BEDROOM THREE

6' 9" x 6' 4" (2.06m x 1.93m) Front aspect UPVC double glazed window, laminate flooring, double opening doors to built-in storage space ideal for wardrobe space with shelving.

BATHROOM

Rear aspect obscure UPVC double glazed window, part tiled, modern three piece suite comprising panelled bath with mixer tap over and wall mounted power shower with screen, vanity wash hand basin with mixer tap and storage cupboards, low level w.c. Wall mounted heated towel rail.

GARDEN

A beautifully landscaped garden with pleasant backdrop to the rear, area of paving for outside entertaining with the remainder laid to artificial grass, raised feature pond, paved pathway leads to Garden Cabin/Home Office.

GARDEN CABIN/HOME OFFICE

7m x 7m (23' 0" x 23' 0") Fully insulated with power and light, could be used as a home office - currently used as an entertaining/games room with space for full size pool table, bar area.

GARAGE & DRIVEWAY

Block paved driveway provides off road parking for vehicles, driveway leads to the garage with up and over door with power and light.

COUNCIL TAX - BAND C