



HEARNES

WHERE SERVICE COUNTS

**17 Chalbury Close, Canford Heath,
Poole, Dorset, BH17 8BP**

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FREEHOLD GUIDE PRICE £300,000 - £310,000

An immaculately presented 2 bedroom semi detached bungalow, that has been fully refurbished over the last 3 years to include new kitchen and bathroom as well as redecoration and flooring. Rarely available in this area, the bungalow offers 2 double bedrooms, modern bathroom, lovely sociable lounge/dining room with a separate newly fitted kitchen. The property benefits from a low maintenance private rear garden, detached garage, off road parking and situated in a quiet cul-de-sac.

- 2 double bedroom fully refurbished semi detached bungalow
- Very well presented internally with modern fittings throughout
- Kitchen fitted with pale grey shaker style units, white worktops, fan oven with electric hob on top, extractor fan, large store cupboard, and space for a washing machine and fridge/freezer
- Modern 4 piece bathroom suite with separate bath, shower, w.c and basin with vanity unit below for storage.
- Good size functional lounge dining room with laminate flooring and with French doors leading to the garden
- Attractive and extremely private, low maintenance garden that has been recently landscaped. This west facing garden is low maintenance and well planned. Having a patio with steps leading to a rear patio, with seating area and lawn.
- Detached garage, located behind the bungalow and off road parking
- New Boiler in 2024. Gas central heating and double glazing throughout
- Part boarded loft with pull down ladder providing storage area
- Popular Canford Heath location

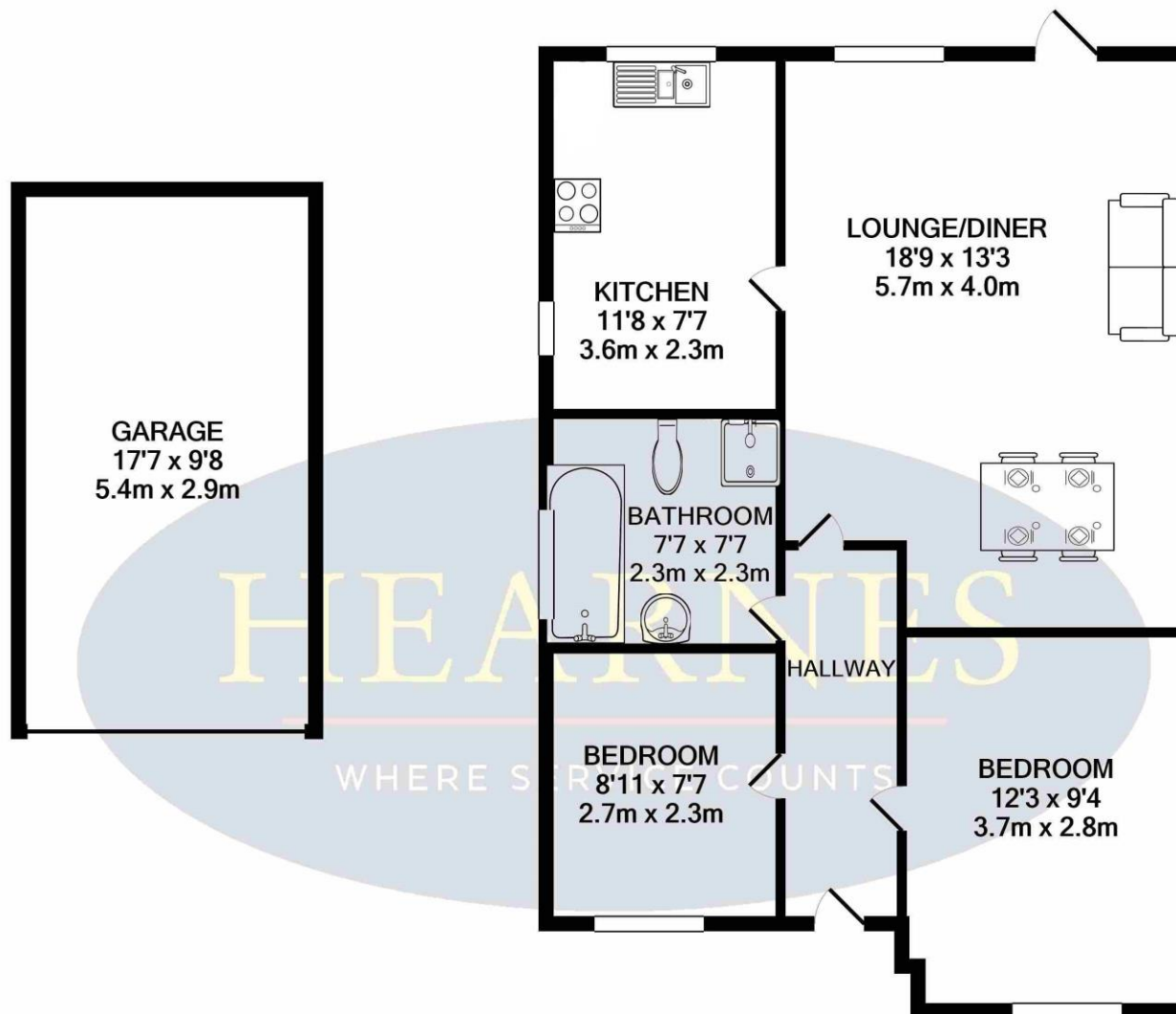
The property is situated a few hundred metres from the beautiful heathland walks and under a mile from Tower Park which has a range of leisure activities. It is also conveniently located within half a mile of Asda and near the 24-hour Tesco Superstore at Tower Park, with convenient bus routes. Poole Town Centre with its range of shops and restaurants is approximately 3 miles away.

COUNCIL TAX BAND: C EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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