Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

Sandyhurst Close, Canford Heath, Poole, Dorset, BH17 9JS

Asking price £248,500

POOLE £248,500 (Asking Price). Take a look at this two double bedroom house located in Sandyhurst Close, Poole. It is being offered with NO FORWARD CHAIN, benefits from neutral decor throughout and comes with gas central heating and double glazing. Downstairs is a lounge dining room with built in cupboard. The kitchen has a rear facing aspect and is fitted with white units and a free standing cooker, space and plumbing for washing machine. Upstairs there are two good sized double bedrooms and a modern fully tiled bathroom with white suite. Front garden has a lawned area and the rear garden is easy maintenance with patio slabs. There is a single garage at the end of the garden with up and over front door and double glazed door to the rear. Council Tax band is C. IDEAL FIRST TIME BUY. Floor plan has been ordered.

ARLA Association of Residential Letting Agents
The Property Ombudsman LETTINGS
NAEA National Association of Estate Agents

Professionals in Residential Sales and Lettings

T: 01202 748999 • F: 01202 748545
email: sales@thackerandrevitt.co.uk
email: lets@thackerandrevitt.co.uk
www thackerandrevitt.co.uk
Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88

FRONT DOOR AND ENTRANCE HALL
4'0" x 5'3" (1.22 x 1.62)
Pathway leading to the double glazed front door. Entrance hall with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Stairs to landing area. Door to lounge.

LOUNGE
17'2" x 8'8" x 12'0" narrowing (5.25 x 2.65 x 3.66 narrowing)
Wooden door leading from the hall into the lounge with front facing aspect. White ceiling, emulsion painted walls and fitted flooring. Ceiling lighting. Light switch, plug sockets and TV socket. Double glazed window to front aspect. Door leading into the kitchen. Under stairs cupboard for storage.

KITCHEN
12'2" x 8'7" (3.73 x 2.63)
Door leading from the lounge into this good size kitchen overlooking the rear garden. White ceiling, part emulsion painted walls and part tiled around the worktops. A range of white fronted wall, base and drawer units with laminate worktops. Free standing cooker. Wall mounted Worcester combi boiler (Fitted in 2021). Light switch, fuse switches and plug sockets. Double glazed window overlooking rear garden. Wooden back door leading to outside. Stainless steel sink with tap and drainer.

REAR GARDEN
45'0" x 12'10" (13.72 x 3.92)
The rear garden is mainly laid to patio with fencing to both sides. This leads down to a gate at the end of the garden leading to the garage. There is a double glazed door to the back of the garage.

GARAGE
Single garage accessed by a shared driveway with up and over door. Double glazed door at the back of the garage leading into the rear garden.

STAIRS AND LANDING AREA
9'3" x 5'8" (2.84 x 1.75)
Leading from the entrance hall with stairs leading to first floor and landing area. White ceiling, white walls and fitted carpet. Ceiling lighting. Loft hatch. Built in cupboard on the landing with storage inside. Doors to all first floor rooms.

BEDROOM ONE (REAR)
12'0" x 9'8" (3.66 x 2.97)
Door leading into this good size double bedroom with rear facing aspect. White ceiling, white walls and fitted carpet. Ceiling lighting. Radiator. Light switch, plug sockets. Double glazed window over looking rear garden.

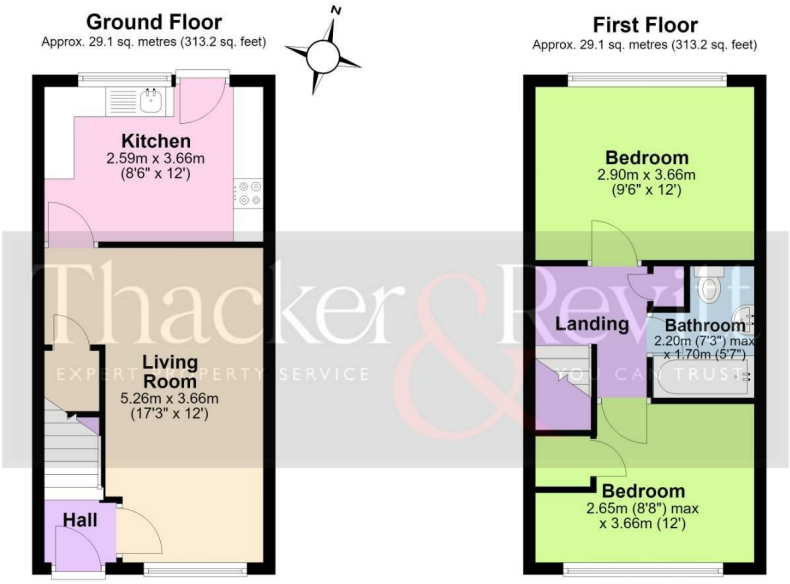
BEDROOM TWO
12'0" x 8'5" (3.67 x 2.58)
Door leading into this double bedroom with front facing aspect. White ceiling, white walls and fitted carpet. Ceiling lighting. Radiator. Double glazed window overlooking the front of the property with fitted blind. Built in cupboard. Light switch and plug sockets.

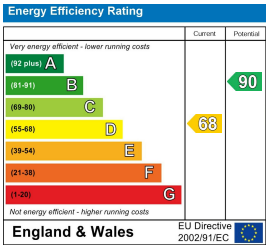
BATHROOM
7'3" x 5'6" (2.23 x 1.68)
Door leading into the bathroom with white ceiling, white tiled walls and vinyl flooring. Ceiling lighting. White suite consisting of bath with glass shower screen, wall mounted shower. White wc with seat and lid and cistern. White sink with pedestal and chrome effect fittings.

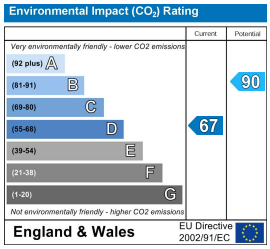
FRONT GARDEN
The front garden is open plan and has a lawned area and flower border.

TENURE
The property is FREEHOLD and is being offered with NO FORWARD CHAIN.

T: 01202 748999 • F: 01202 748545
email: sales@thackerandrevitt.co.uk
email: lets@thackerandrevitt.co.uk
www thackerandrevitt.co.uk
Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88







Total area: approx. 58.2 sq. metres (626.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD