



71 Redhoave Road,
Canford Heath, Poole, BH17 9DT



A well presented and maintained 3 bedroom house with a south-westerly facing garden and garage, situated in a popular cul-de-sac location close to local schools and amenities.

- Entrance hall and porch
- Kitchen/breakfast room
- Sitting/dining room
- 3 bedrooms
- Modern bathroom
- South/westerly facing garden
- Garage
- Gas fired central heating
- Double glazed
- Short walk to local amenities
- Potential for no onward chain

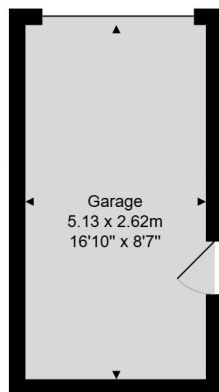
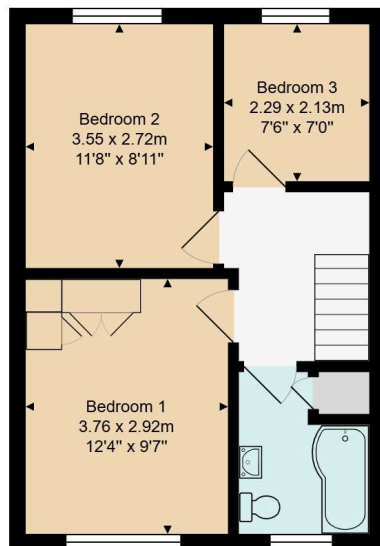
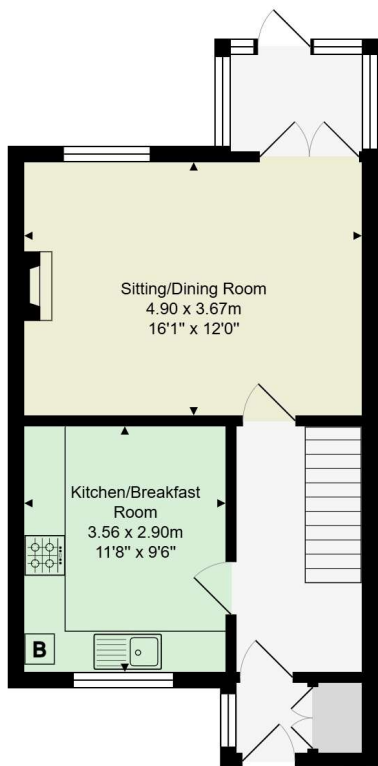
ASKING PRICE:

£285,000 (Freehold)

EPC RATING:

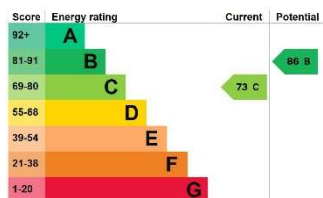
Band - C





Total Area: 78.4 m² ... 844 ft² (excluding garage)

All measurements are approximate and for display purposes only.



THE PROPERTY

The property offers bright and comfortable accommodation throughout and is ideally suited to first-time buyers, young families or those seeking a conveniently located home within easy reach of Poole and the surrounding areas.

The accommodation briefly comprises an entrance porch with a fitted storage cupboard, leading into the reception hallway where stairs rise to the first floor and there is a useful understairs storage cupboard. To the front of the property is a spacious kitchen/breakfast room overlooking the front garden and fitted with a range of base and eye-level units, together with an integrated oven and hob and space for additional appliances.

Spanning the rear of the property is a generous sitting/dining room, enjoying pleasant views over the garden and featuring a focal point gas fire. Double doors lead through to a useful rear porch, which in turn provides access to the garden.

On the first floor there are three bedrooms, with the principal bedroom benefitting from a comprehensive range of fitted wardrobes. The family bathroom has been updated in recent years and is fitted with a modern white suite comprising a panelled bath with shower over, WC and wash hand basin.

Outside, the property is approached via a pathway leading through a low-maintenance front garden. The rear garden enjoys a sunny south-westerly aspect and a good degree of privacy. Thoughtfully landscaped for ease of maintenance, it features a patio seating area, artificial lawn, attractive planted borders and a decorative water feature.

A particular feature of the property is the garage, located at the rear of the garden and equipped with power and lighting. A rear gate provides access to a residents' parking area behind the property.

LOCATION

Redhoave Road is a popular residential cul-de-sac situated within the Canford Heath area of Poole. A wide range of day-to-day amenities can be found nearby, including local shops, supermarkets, healthcare facilities and leisure amenities including the heath, one of the largest procted heathlands in the south. Well-regarded primary and secondary schools are within easy reach, making the area particularly popular with families.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. 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 happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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