

Offers In Excess Of £260,000 | 3 Bedrooms.



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Leader  Fox

What it's got.

An opportunity to acquire this spacious three bedroom home with a garage in the ever popular location of Canford Heath. This property makes a great first home or 'buy to let' investment.

The lounge/diner is a great size with ample space for living and dining furniture with doors leading directly onto the garden. A fitted kitchen to the front of the property completes the downstairs accommodation.

Upstairs there are two generous double bedrooms and even the third bedroom is a fair size. All rooms has been decorated in light grey. The bathroom is contemporary in design.

Outside there is a garage in a block and a southerly facing rear garden.





What the owner says.

We bought this property as an investment, what drew us to it was its location and size. We have successfully rented it out ever since with very few breaks. We are now relocating hence the sale but otherwise we would have been happy to keep the property.

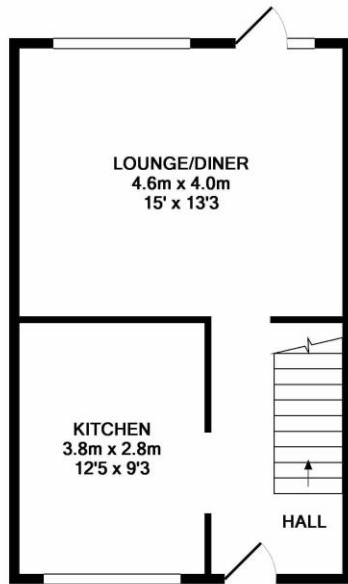


Where it is.

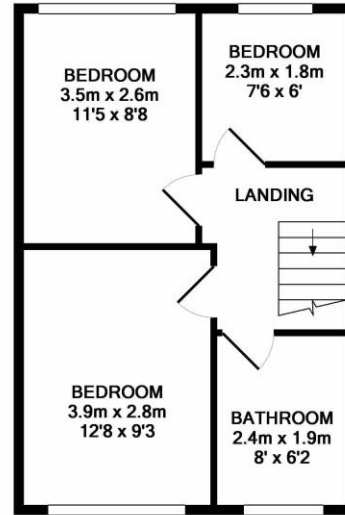
Culliford Crescent is located in the Canford Heath area of Poole, just a stones throw from the Neighbourhood shopping centre, regular bus routes to Poole and Bournemouth and walking distance to local schools.



3 Culliford Crescent, Canford Heath, Poole, Dorset, BH17 9DY



GROUND FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(410 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.7 SQ.M.
(384 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.8 SQ.M. (795 SQ.FT.)

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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Technical bits.

- Freehold
- Energy rating - C
- Council tax band - C
- Repainted
- Garage
- Popular residential location
- Close to local amenities and schools
- No forward chain

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.