

Samples Way, Canford Heath, Poole

Guide Price: £270,000

Austin & Wyatt







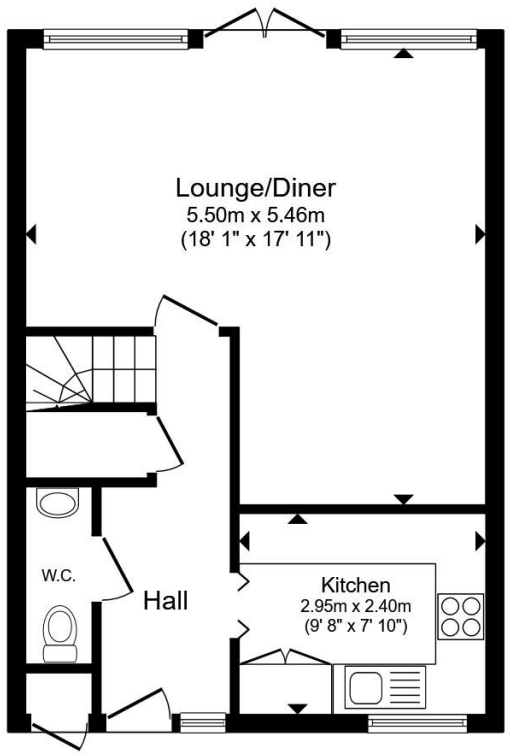
A three-bedroom end-of-terrace house offering excellent potential and now requiring modernisation. The property is conveniently located within easy walking distance of a range of local amenities, including regular bus routes, the Adastral Square shopping precinct, well-regarded schools, and a children's play park.

The spacious accommodation comprises an entrance hall, downstairs WC, fitted kitchen, and an L-shaped lounge/dining room featuring a gas fire (not tested) and French doors opening onto the rear garden. Upstairs, there are three double bedrooms and a shower room.

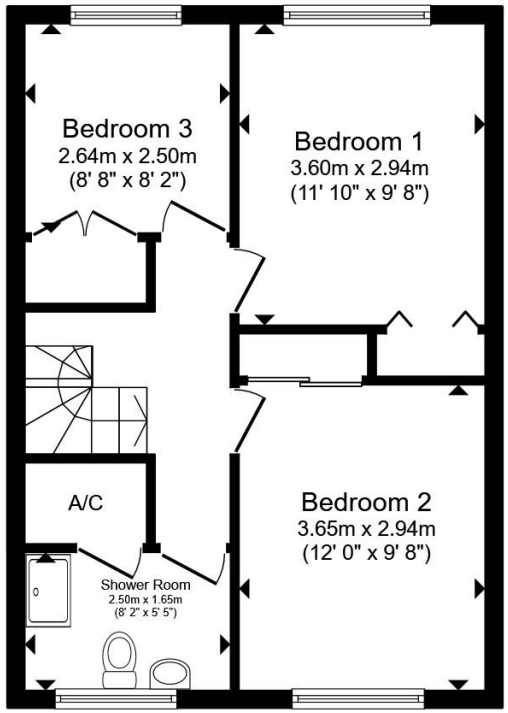
Externally, the property benefits from low maintenance front and rear gardens, together with a garage located to the rear with electric roller door. There is also communal residents' parking available, as well as on-street parking on Mitchell Road.

Further benefits include double glazing and no forward chain.

Viewing is highly recommended to fully appreciate the potential this property has to offer. An ideal family home. Call today to arrange your viewing.



Ground Floor



First Floor

Total floor area 87.5 m² (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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