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*Dorset Estate Agency*



**MEYERS**

MOVING BEYOND EXPECTATIONS



## Canford Heath

Poole BH17

**Guide Price £150,000**

- **Second Floor Flat**
- **Two Double Bedrooms**
- **Lounge/Diner**
- **Loft Space**
- **In Need Of Cosmetic Attention**
- **First Time Buy Or Buy-To-Let**

## Description

This second floor flat located within West Canford Heath would make an ideal first home project or buy-to-let investment. In need of some cosmetic attention, the property offers two double bedrooms, a family bathroom, kitchen, lounge/diner, and ample storage. Access is granted via an electronic key fob as well as a phone entry system.

## Location

There is an excellent selection of private and public sector schools within Poole and surrounding areas such as Canford Heath Infant School, Canford Heath Junior School, Ad Astra Infant and Haymoor Middle School, Parkstone and Poole Grammar Schools, The Magna Academy and Yarrells Preparatory School to mention just a few. This home is a short walk from local bus stops and beautiful heathland walks. The property is also situated 2.5 miles from Tower Park which has a range of leisure activities including Splashdown Water Park and swimming pool, Empire Cinema, Bowlplex tenpin bowling, range of restaurants and a 24hr Tesco store. Broadstone is approximately 1.7 miles away with many shops including a 'Marks & Spencers' Food Hall. Poole Town Centre is just over three miles away, and offers a wide range of shops, restaurants and a train station with just over two hour traveling time to London Waterloo.

## Entrance

Access to block via electronic key fob or entry phone system. Stairs leading to the second floor. Timber entrance door through to entrance hallway.

## Entrance Hallway

Textured and coved ceiling, wall-mounted double radiator. Timber doors through to accommodation, living area, kitchen, bathroom, and storage.

## Lounge/Diner

Double-glazed windows at both side elevations. Textured and coved ceiling. Wall-mounted double radiators. Carpeted flooring.

## Kitchen

Double-glazed window to side elevation. Textured and coved ceiling. Rolltop stone-style worksurfaces. Stainless steel 1.5 sink with drainage board adjacent. Integral gas hobs with extractor over and integral oven at working height. Storage cabinets at multiple elevations partly tiled walls. Wall-mounted double radiator. Tiled flooring and space for freestanding fridge/freezer.

## Bedroom 1

Double-glazed window to side elevation. Textured and coved ceiling. Wall-mounted double radiator. Built-in wardrobes with sliding mirrored doors. Carpeted flooring.

## Bedroom 2

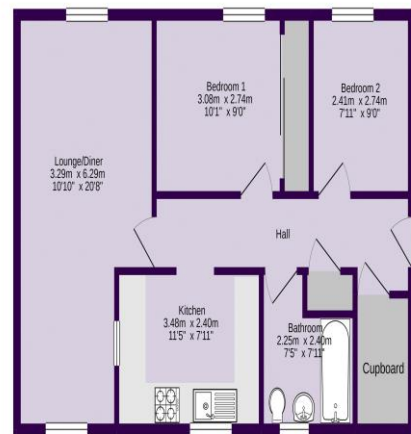
Double glazed window to side elevation. Textured and coved ceiling in need of repair. Vinyl flooring.

## Bathroom

Opaque double-glazed window to side elevation. Textured and coved ceiling. Tiled walls, and vinyl flooring. Panel-enclosed bath. Wall-mounted radiator. Single basin and W/C.

## Directions

From Poole train station, take Serpentine Road to Wimborne Road/B3093, and at the roundabout, take the 1st exit onto Wimborne Road/B3093. Turn left onto Tatnam Road and then turn right onto Stanley Green Road. Continue straight onto Fleets Lane and at the roundabout, take the 2nd exit onto Waterloo Road/A349 and continue for 0.8 miles until you reach the next roundabout, and then take the 3rd exit onto Canford Heath Road/B3074. Continue on Tollerford Road and turn left into Hasler Road, then take the first left on Hasler Road and property on the right hand side.



SECOND FLOOR

PARKING:

HASLER ROAD,  
POOLE

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

APPROXIMATE AREAS	
GROUND FLOOR AREA	SQ/FT
SECOND FLOOR AREA	650 SQ/FT
TOTAL FLOOR AREA	650 SQ/FT
COUNCIL TAX	
EPC RATING	
APPROXIMATE UTILITY COSTS	



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