



Kelly Close, Canford Heath, Poole, BH17 8QP

£355,000

- Five Bedrooms
- Updating / Cosmetic Work Required
- Kitchen / Breakfast Room
- Garage and Driveway
- Extended Semi-Detached House
- UPVC Double Glazing
- Lounge / Dining Room
- Downstairs Cloakroom & Utility Room
- Gas Central Heating
- Ideal Family Home

OPEN HOUSE / SATURDAY MORNING ON THE 25TH JULY / CALL US TO REGISTER >>> Greys Estate Agents are pleased to offer for sale this well proportioned five bedroomed semi-detached family home in Canford Heath. The property comprises: Five bedrooms, open plan kitchen / dining room, utility room, downstairs cloakroom, a lounge / dining room and a family bathroom. Other benefits include UPVC double glazing, gas central heating, front and rear gardens, an integral garage and a driveway providing off road parking for a few cars.



LOUNGE/DINER

18'8" x 10'4"

KITCHEN/BREAKFAST ROOM

14'1" x 11'5" max

UTILITY ROOM / CLOAKROOM

BEDROOM ONE

12'7" x 10'1"

BEDROOM TWO

11'1" x 8'5"

BEDROOM THREE

10'0" x 8'6"

BEDROOM FOUR

10'7" x 6'7"

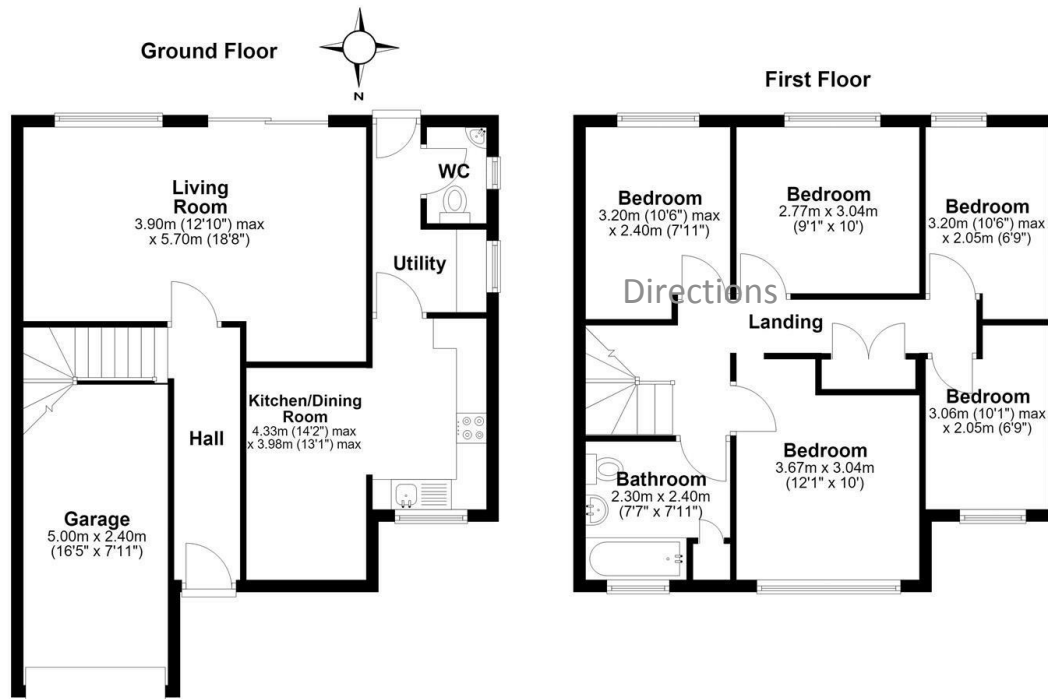
BEDROOM FIVE

10'3" x 6'6"

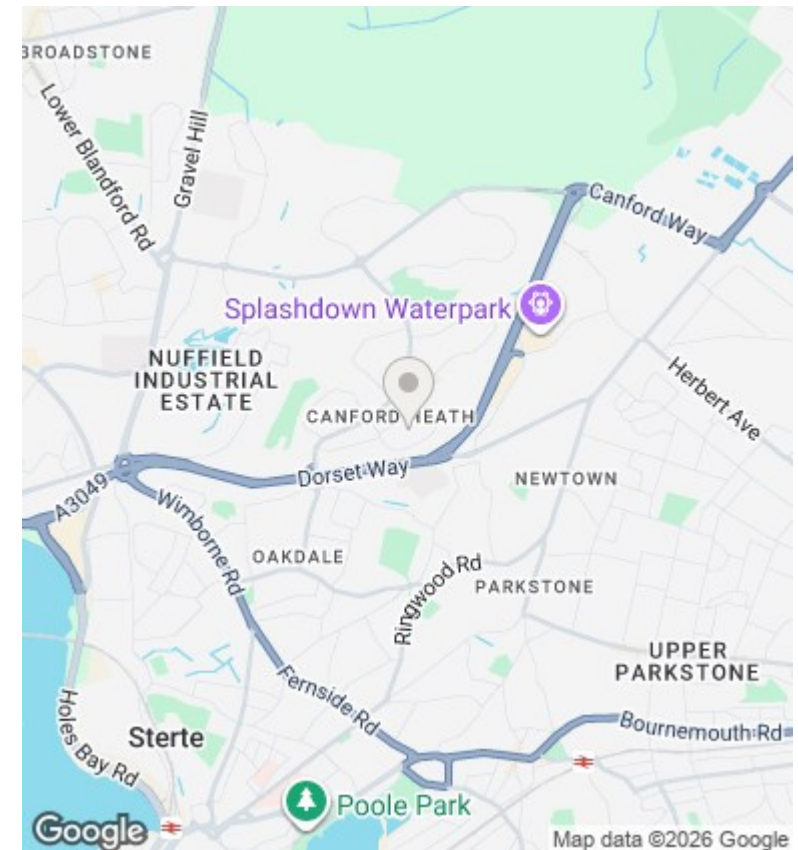








Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.