



**Canford Paddock
Bearwood, BH11 9GD**

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FREEHOLD PRICE £360,000

A well presented three-bedroom semi-detached home with modern kitchen and bathrooms in quiet residential location with two off-road parking spaces. NO FORWARD CHAIN.

- Entrance hallway with cloakroom with WC and corner wash hand basin
- Good size sitting room with dual aspect
- Large kitchen/breakfast room with range of base and eye level units with complementary worktops, inset gas hob and electric oven below and extractor fan over, space for appliances, large understairs storage cupboard, space for table and chairs, rear aspect window and French doors to patio and garden
- Three bedrooms: main bedroom with modern en suite shower room, double shower cubicle, WC and wash hand basin, part tiled walls, ladder style heated towel rail and shaver point
- Family bathroom with modern three-piece suite, ladder style heated towel rail and part tiled walls
- Double glazing and gas heating
- Outside: Pedestrian pathway leading to the front door. The rear garden is ease of maintenance with small patio and pathway to rear with the garden being laid to artificial grass and enclosed by panel fencing. A gate leads to two allocated parking spaces
- Annual maintenance fee for communal areas: TBC
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This property is situated in the semi-rural location of Canford Paddock, opposite protected natural greenspace with river walks along the nearby River Stour. The market town of Wimborne Minster is 3.6 miles away with an abundance of cafes, restaurants and local shops and both Bournemouth and Poole are within easy reach with activities for all the family to enjoy.

EPC RATING: B COUNCIL TAX BAND: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

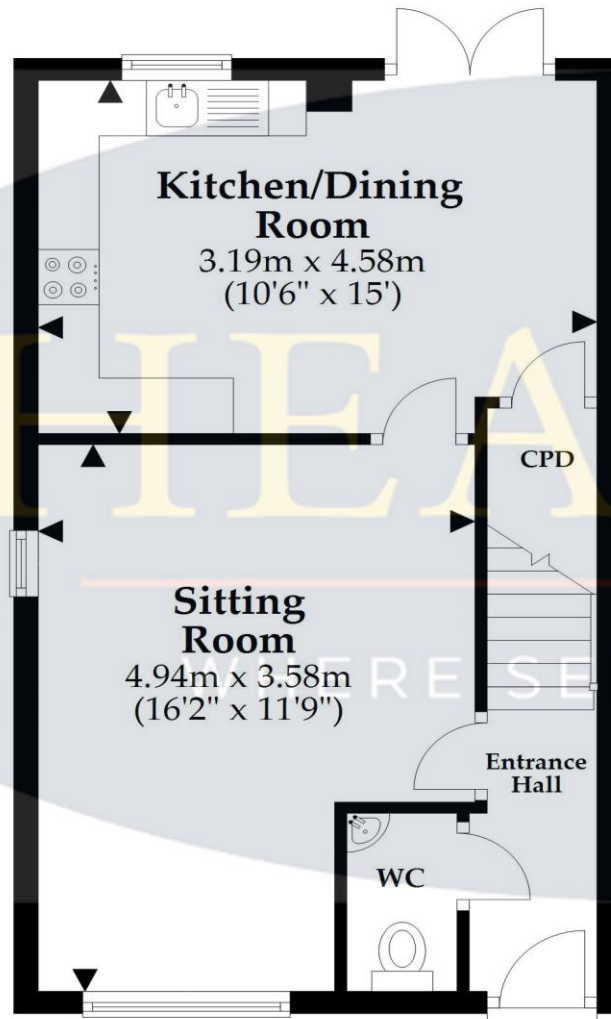






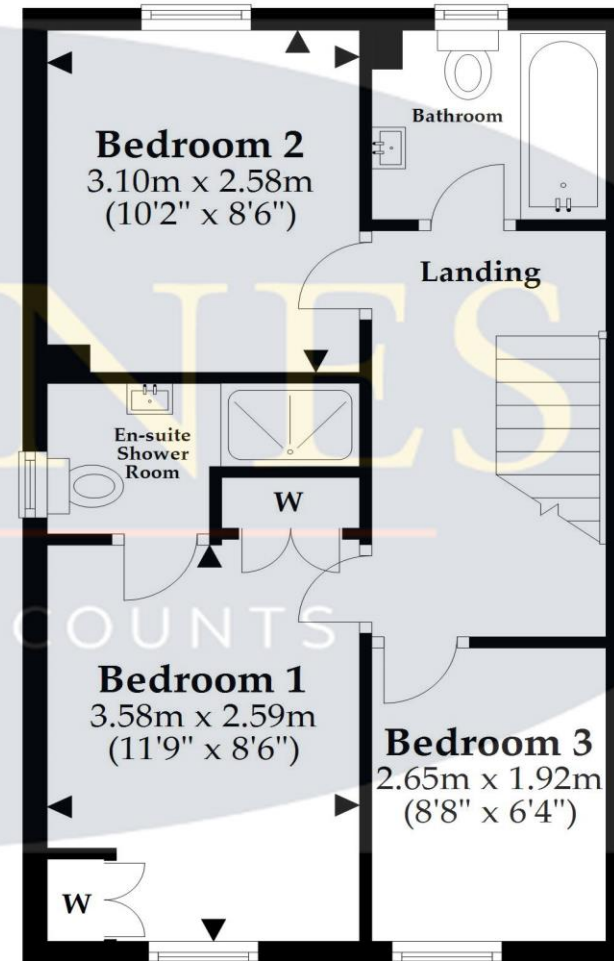
Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 75.6 sq. metres (813.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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