



**Nairn Road, Canford Cliffs,  
Poole, BH13**

**B E R K E L E Y S**

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



Located on a gated plot, this Ankers & Rawlings residence offers four double bedrooms, 2,679sq.ft. of accommodation and is located in Nairn Road which is situated between Canford Cliffs Village and Sandbanks.

**£1,350,000** Freehold



Nairn Road is located in the highly sought after location of Canford Cliffs Village, close to local beaches. The Village is within level walking distance and further shopping needs can be found nearby with Westbourne and its Victorian Arcade a short drive away.

Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.



This well planned property offers bright and versatile accommodation which measures approximately 2,679 sqft.

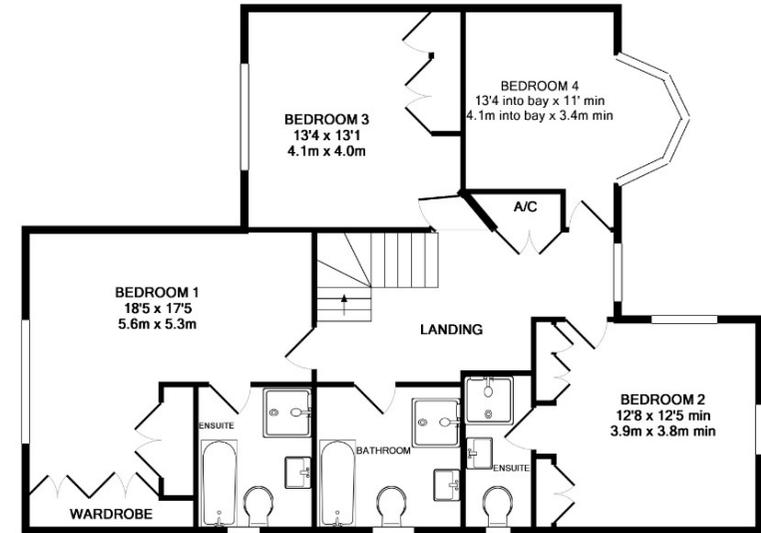
- Entrance hall with storage cupboard and cloakroom
- Four double bedrooms (two en-suite)
- Family bathroom & cloakroom
- Two reception rooms
- Large open plan kitchen/dining room
- Large conservatory
- Utility room
- Attached double width garage & excellent parking
- Under floor gas fired heating to the ground floor
- Radiators to first floor
- Double glazing throughout
- Wiring for integrated audio visual system
- Gated plot
- Council tax band G

(Correct at time of print)

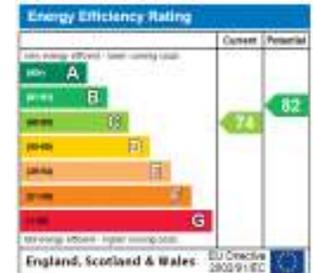




GROUND FLOOR  
APPROX. FLOOR  
AREA 1607 SQ.FT.  
(149.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1073 SQ.FT.  
(99.6 SQ.M.)



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