

69 Edwina Drive  
Poole BH17 7JG

Price **£299,995** Freehold

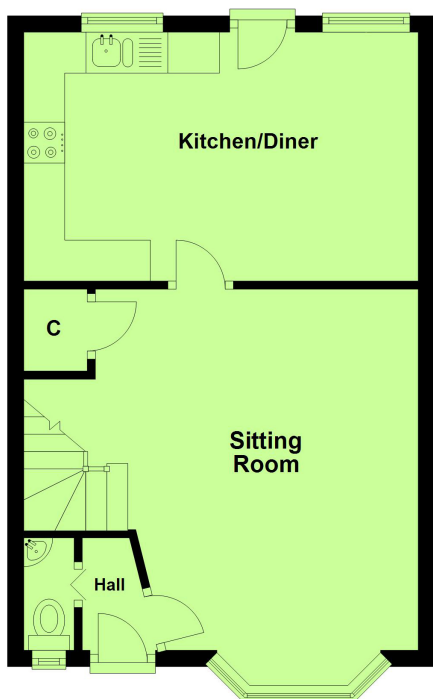


A VERY WELL PRESENTED TWO BEDROOM END OF TERRACE PROPERTY SET IN A QUIET SOUGHT AFTER CUL-DE-SAC LOCATION. VENDOR SUITED.



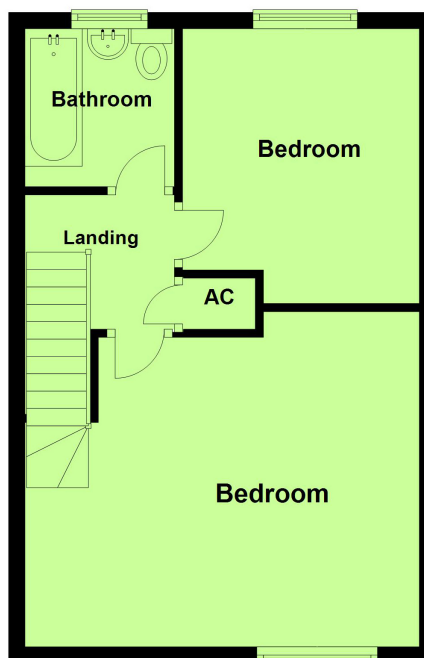
**Ground Floor**

Approx. 36.6 sq. metres (394.5 sq. feet)



**First Floor**

Approx. 37.9 sq. metres (407.5 sq. feet)



**Total area: approx. 74.5 sq. metres (801.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

**\* ENTRANCE HALLWAY**

**\* DOWNSTAIRS CLOAKROOM 4' 8" X 2' 7" (1.46m x 0.82m)**

**\* SITTING ROOM 16' INTO BAY X 12' MAX (4.87m x 3.65m)**

**\* KITCHEN/DINING ROOM 14' 8" X 7' 7" (4.51m x 2.34m)**

**\* BEDROOM ONE 14' 9" X 9' 6" (4.54m x 2.92m)**

**\* BEDROOM TWO 10' 9" X 8' 1" (3.32m x 2.46m)**

**\* FAMILY BATHROOM 6' 6" X 6' 6" (2.01m x 2.01m)**

**\* OFF ROAD PARKING**

**\* FRONT AND REAR GARDEN**

**\* DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway in turn leading to the downstairs cloakroom which has low level flush WC, corner sink unit with twin taps and tiled splashback. The sitting room has a bay window to the front and understairs storage cupboard. The kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, four ring burner gas hob with extractor fan above and integrated oven beneath, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, integrated microwave, roll top work surfaces, part tiled walls, cupboard housing the 'Potterton' gas fired central heating boiler and window and door to the rear garden.

Stairs lead from the sitting room to the first floor landing which has access to loft space and built in airing cupboard with hot water cylinder and slatted shelving. Bedroom one is to the front of the property with fitted wardrobes and further built in storage. Bedroom two is to the rear of the property, again with built in wardrobe and further built in storage. The family bathroom has a white suite comprising panel enclosed bath with mixer tap and wall mounted electric shower, shower screen, wash hand basin with twin taps and vanity unit beneath, low level flush WC and obscured window to the rear aspect.

To the front of the property there is off road parking and a pathway leading to the rear. The rear garden is predominantly paved with shrub and herbaceous borders and bound by timber fencing. There is a pleasant wooded aspect to the rear.



**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout. Take the last turning on the right into Chetwode Way and Edwina Drive is the first turning on the right hand side.

**COUNCIL TAX:** Band C. BCP Council (Poole).

**ENERGY EFFICIENCY RATING:** D.

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1821**