

15 Apsley Crescent  
Poole BH17 7LX

Price **£375,000** Freehold



A TWO BEDROOM DETACHED BUNGALOW  
SITUATED IN A QUIET AND CONVENIENT  
LOCATION BENEFITTING FROM GOOD SIZE  
REAR GARDEN AND NO FORWARD CHAIN.  
NOW IN NEED OF GENERAL UPDATING.



Ground Floor



Total area: approx. 77.0 sq. metres (829.2 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.

- \* PORCH 2'9" x 2'4" (0.88m x 0.73m)**
  
- \* ENTRANCE HALLWAY 13'2" (MAXIMUM) x 9'6" (4.02m x 2.92m)**
  
- \* LOUNGE/DINING ROOM 22'1" x 12'8" (6.76m x 3.9m)**
  
- \* KITCHEN 11'3" x 9'3" (3.44m x 2.83)**
  
- \* CONSERVATORY 10'2" x 9'5" (3.1m x 2.89m)**
  
- \* BEDROOM ONE 12'2" x 11'6" (3.71m x 3.53m)**
  
- \* BEDROOM TWO 9'6" x 7'2" (2.92m x 2.19m)**
  
- \* FAMILY BATHROOM 6'2" x 5'6" (1.88m x 1.7m)**
  
- \* FRONT AND REAR GARDENS**
  
- \* OFF ROAD PARKING**
  
- \* DETACHED SINGLE GARAGE**
  
- \* UPVC DOUBLE GLAZED**
  
- \* GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

At the side of the property, a double glazed frosted door gives access into the entrance porch which in turn via a timber glazed frosted door leads through to the spacious entrance hallway which has airing cupboard with hot water tank and slatted shelving and access to loft space via a hatch with pull down ladder. The spacious lounge/dining room has two bay windows to front aspect, TV point, telephone point and central brick built fireplace with gas fire and wooden mantel over. The kitchen has window to side aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of three drawers, space for fridge/freezer and washing machine and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. Off the kitchen is the conservatory which in turn leads to the rear garden.

Bedroom one has window to rear aspect with pleasant views over the garden and bedroom two has window to side aspect and built in storage cupboard. The family bathroom has frosted window to side aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin and panel enclosed bath with hot and cold tap.

To the front of the property, there is a small area laid to shrubs and a driveway providing off road parking for a number of vehicles with timber fence and low level brick wall borders. Along the side of the property via timber gates gives access to the single garage which has double opening doors, light and power. One of the main features is the sizeable and private rear garden which has a large patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for shed.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road taking the last turning on the right into Chetwode Way. At the T-junction turn left into Kitchener Crescent and follow the road round leading into Marshall Road. Then take the next left hand turning into Apsley Crescent.

**COUNCIL TAX:** Band D BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band 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: R1841**