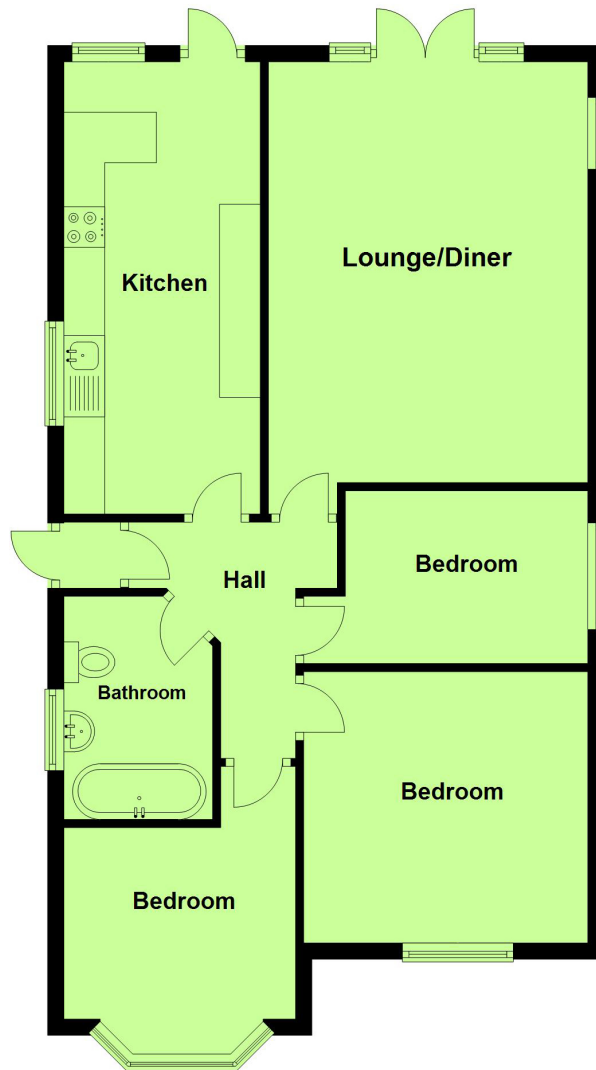
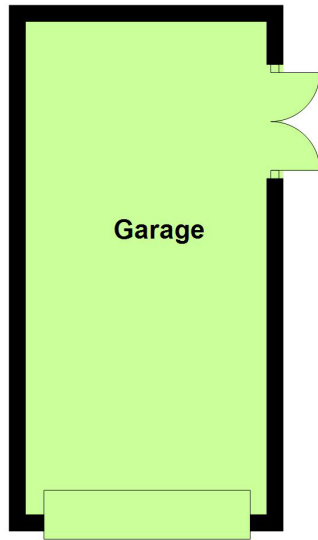


29 Denison Road
Poole BH17 7LT

Price **£400,000** Freehold



AN OPPORTUNITY TO ACQUIRE AN EXTREMELY WELL PRESENTED THREE BEDROOM DETACHED FAMILY BUNGALOW SET IN A POPULAR RESIDENTIAL LOCATION. AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.



Total area: approx. 90.4 sq. metres (972.9 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**

* **LOUNGE 16'7" x 12'8" (5.09m x 3.9m)**

* **KITCHEN 18'8" x 7'9" (5.73m x 2.41m)**

* **BEDROOM ONE 11'9" x 9'6" TO WARDROBE FRONTS (3.63m x 2.93m)**

* **BEDROOM TWO 10'2" x 9'8" (MAXIMUM) (3.11m x 2.99m)**

* **BEDROOM THREE 9'3" x 6'9" (2.83m x 2.1m)**

* **FAMILY BATHROOM 8'5" x 5'5" (2.59m x 1.68m)**

* **SINGLE GARAGE**

* **OFF ROAD PARKING**

* **REAR GARDEN**

* **GAS FIRED CENTRAL HEATING WITH RADIATORS**

* **DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

At the side of the property, a door leads through to the entrance vestibule in turn leading to the entrance hallway with access to loft space. The lounge is to the rear of the property with feature inset wood burning stove, double opening doors to the rear garden and further obscured glazed window to the side aspect. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, cupboard housing the wall mounted gas fired central heating boiler, double oven with four ring burner electric hob and extractor fan above, integrated microwave, window and door to the rear garden.

Bedroom one is to the front of the property with feature built in wardrobes. Bedroom two is also to the front of the property with built in wardrobes. Bedroom three has built in furniture and window to the side aspect. The bathroom is modern fitted with Jacuzzi bath with overhead shower and shower screen, wall mounted wash hand basin with mixer tap, low level flush WC, obscured double glazed window to the side aspect and wall mounted heated towel rail.

At the front of the property, a tarmac driveway provides off road parking for a number of vehicles. The driveway continues along the side of the property in turn leading to the single garage with personal door to rear. The rear garden is decoratively landscaped mainly laid to paved patio area and shingle with raised beds.

**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 then left into Apsley Crescent. Denison Road is the first turning on the left.

COUNCIL TAX: Band D BCP (Poole) Council.

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: R1824