

41 Kitchener Crescent
Poole BH17 7HU

Price **£308,500** Freehold



AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE BENEFITTING FROM
A CONSERVATORY AND NO FORWARD
CHAIN. SITUATED IN A QUIET AND
POPULAR RESIDENTIAL LOCATION.



First Floor



Ground Floor

Total area: approx. 95.7 sq. metres (1030.4 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 7'3" x 4'4" (2.22m x 1.34m)**

- * ENTRANCE HALL 4'7" x 3'4" (1.43m x 1.03m)**

- * SITTING ROOM 12'6" x 10'8" (3.84m x 3.29m)**

- * DINING AREA 10'3" x 7'4" (3.13m x 2.25m)**

- * CONSERVATORY 11'8" x 7'2" (3.59m x 2.19m)**

- * KITCHEN 9'6" x 9'3" (2.92m x 2.83m)**

- * UTILITY ROOM 10'3" x 8'4" (3.13m x 2.56m)**

- * BEDROOM THREE 16'3" x 7'6" (4.96m x 2.31m)**

- * WET ROOM/CLOAKROOM 4'9" x 3'1" (1.49m x 0.94m)**

- * STAIRS RISING TO FIRST FLOOR**

- * BEDROOM ONE 12'9" x 10' (3.93m x 3.04m)**

- * BEDROOM TWO 10'6" x 10'5" (3.23m x 3.21m)**

- * FAMILY BATHROOM 6'5" x 5'5" (1.98m x 1.67m)**

- * OFF ROAD PARKING**

- * GOOD SIZE REAR GARDEN**

- * DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC double glazed frosted front door gives access into the entrance porch which has windows to front and side and cupboard housing gas meter. From the porch, a UPVC double glazed door leads into the entrance hall which has stairs rising to first floor, wood effect flooring and access into the sitting room which has window to front aspect, TV point, wood effect flooring and central fireplace. Off the sitting room is the dining area which has wood effect flooring and double opening doors leading to the conservatory which has windows to rear and side, tiled flooring, radiator and double opening doors giving access to the rear garden. The kitchen has window to rear 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, understairs storage area, wood effect flooring and space for slimline dishwasher and Range cooker. The utility room has window and door to rear, range of wall and floor mounted cupboards, wood effect flooring, wall mounted boiler and space for tall fridge/freezer. Bedroom three has wood effect flooring, TV point, window and frosted door to front and access into the wet room which has fully tiled walls and flooring, low level flush WC, wash hand basin with hot and cold tap and Bristan shower.

The first floor landing has window to side aspect and loft access via a hatch. Bedroom one has window to front aspect, TV point and benefits from three fitted wardrobes all with double opening doors. Bedroom two has window to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to rear aspect, fully tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC, P-shaped bath with mixer tap and Triton shower over.

To the front of the property, a driveway provides off road parking for a number of vehicles. The rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence, mature shrub and brick wall borders. Hardstanding for two sheds. Outside tap.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout taking the last turning on the right hand side into Chetwode Way. At the T-junction turn right into Kitchener Crescent.

COUNCIL TAX: Band B BCP Council (Poole)

ENERGY EFFICIENCY RATING: C.

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: R1908