

192 Kitchener Crescent  
Poole BH17 7HZ

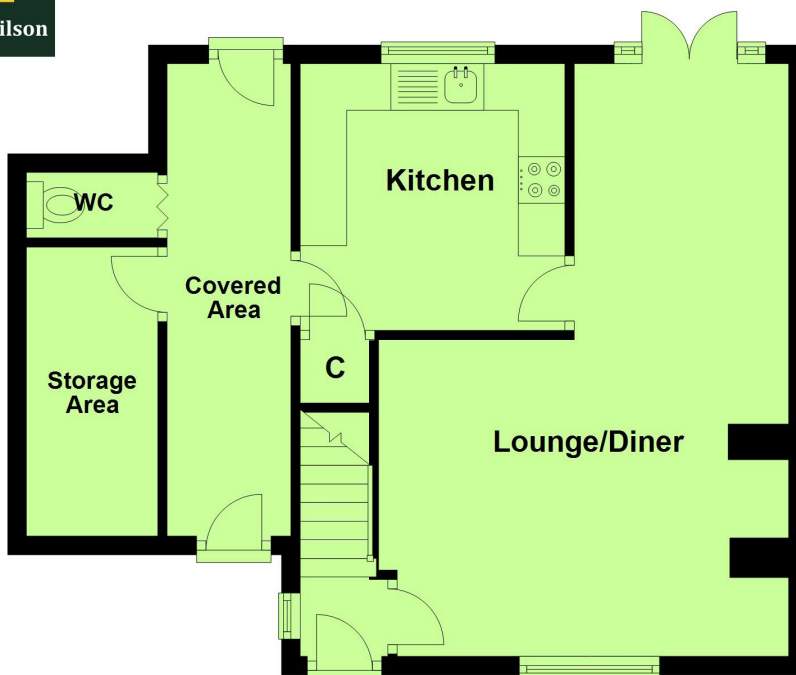
Price **£315,000** Freehold



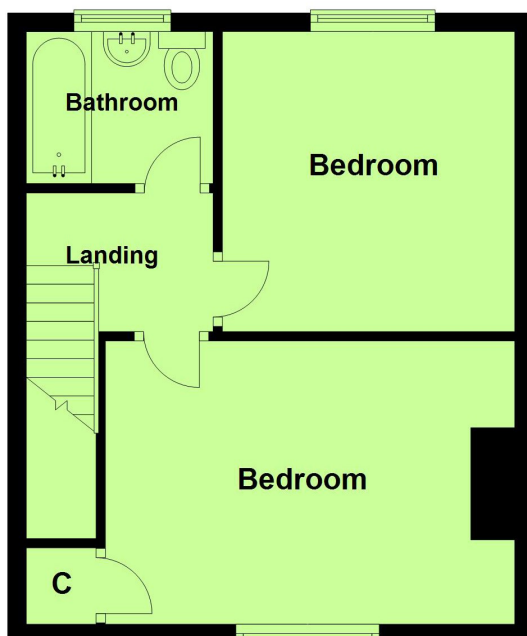
A PARTICULARLY WELL PRESENTED TWO  
DOUBLE BEDROOM SEMI DETACHED FAMILY  
HOME SITUATED IN A QUIET AND POPULAR  
RESIDENTIAL LOCATION.



### Ground Floor



### First Floor



Total area: approx. 80.0 sq. metres (860.8 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 HALL 4'6" x 3'6" (1.41m x 1.09m)**
- \* **LOUNGE/DINING ROOM 20'9" (MAXIMUM) x 13'8" (MAXIMUM)  
(6.37m x 4.21m)**
  - \* **KITCHEN 9'9" x 9'3" (3.01m x 2.83m)**
  - \* **COVERED AREA 15'8" x 4'8" (4.81m x 1.46m)**
  - \* **STORAGE AREA 10'2" x 4'5" (3.11m x 1.37m)**
  - \* **OUTSIDE WC**
- \* **STAIRS RISING TO FIRST FLOOR LANDING 6'5" x 4'7" (1.98m x 1.43m)**
  - \* **BEDROOM ONE 14'8" (MAXIMUM) x 10'1" (4.51m x 3.07m)**
    - \* **BEDROOM TWO 10'6" x 10'4" (3.23m x 3.16m)**
    - \* **FAMILY BATHROOM 6'5" x 5'5" (1.98m x 1.67m)**
      - \* **OFF ROAD PARKING**
      - \* **SIZEABLE REAR GARDEN**
      - \* **UPVC DOUBLE GLAZED**
      - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The UPVC double glazed frosted front door gives access into the entrance hallway which has window to side aspect and stairs rising to the first floor. The light and airy lounge/dining room has window to front aspect, double opening doors giving access to the rear garden, TV point, telephone point and central fireplace. The modern fitted kitchen has window to rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, fully tiled flooring, single sink with drainer and mixer tap, nest of three drawers, understairs storage cupboard, space and plumbing for washing machine and fridge and integrated appliances to include oven, four ring ceramic hob and extractor fan over. From the kitchen, a UPVC double glazed frosted door gives access to the side which in turn leads to a covered area with access to both front and rear and sliding door giving access to the store room which has window to side aspect and tiled flooring. There is also an outside WC.

The first floor landing has loft access via a hatch and window to side aspect. Bedroom one has window to front aspect and built in storage cupboard. Bedroom two has window to rear aspect with pleasant views over the garden. The family bathroom has frosted window to rear aspect, fully tiled walls, low level WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and 'Mira' shower over.

To the front of the property, a block paved driveway provides off road parking for two vehicles which benefits from low level brick wall and mature shrub borders. One of the main features of this delightful property is the sizeable rear garden which has a patio running adjacent to the property providing seating area leading to the remainder which is laid to lawn, both of which have timber fence and mature shrub borders. There is also hard standing for a timber shed.





**DIRECTIONS:**

From Broadstone Centre proceed down Lower Blandford Road and take the right hand turning into Chetwode Way. At the T-junction turn left into Kitchener Crescent.

**COUNCIL TAX:** Band B 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: R1930**