

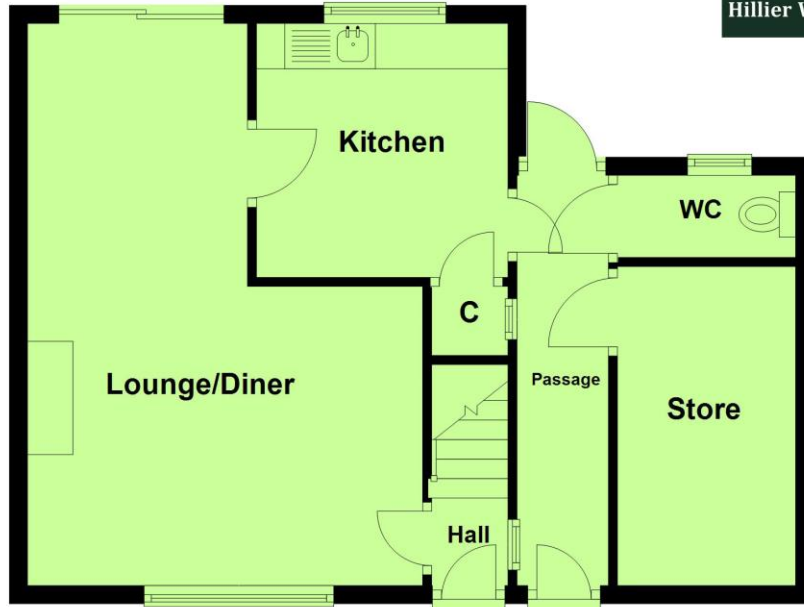
23 Kitchener Crescent
Poole BH17 7HU

Price **£250,000** Freehold

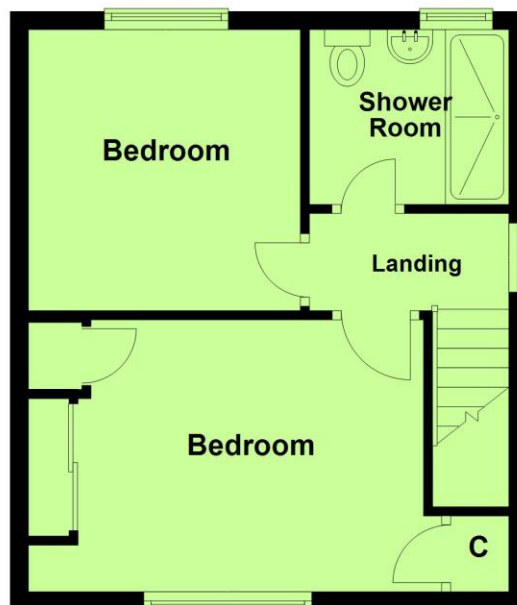


A TWO BEDROOM SEMI DETACHED HOUSE
NOW IN NEED OF SOME UPDATING AND
SET IN A POPULAR RESIDENTIAL LOCATION.
OFFERED TO THE OPEN MARKET WITH NO
FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 80.1 sq. metres (861.9 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 and 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/DINING ROOM 21'1" (MAXIMUM) x 13'8" (MAXIMUM)
(6.43m x 4.2m)**

*** KITCHEN 9'4" x 9'4" (2.86m x 2.86m)**

*** LEAN TO UTILITY AREA 13'5" x 4'2" (4.11m x 1.28m)**

*** CLOAKROOM 4'2" x 2'5" (1.28m x 0.76m)**

*** STAIRS FROM THE ENTRANCE HALLWAY TO THE FIRST FLOOR LANDING**

*** BEDROOM ONE 13'3" TO WARDROBE FRONTS x 9'8" (4.05m x 2.98m)**

*** BEDROOM TWO 10'6" x 10'3" (3.23m x 3.13m)**

*** FAMILY SHOWER ROOM 6'5" x 5'4" (1.98m x 1.64m)**

*** FRONT AND REAR GARDENS**

*** DRIVEWAY PROVIDING OFF ROAD PARKING**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

UPVC double glazed front door leads to the entrance hallway. The lounge/dining room is L-shaped with window to the front aspect and sliding patio door to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with twin taps, fully tiled walls, space and plumbing for washing machine, window overlooking the rear garden, built in pantry with obscured glazed window. There is a lean-to utility area, accessed via the kitchen, with built in storage area, doors to front and rear and cloakroom comprising low level flush WC, obscured glazed window and fully tiled walls.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space and wall mounted electric heater. Bedroom one is to the front of the property with built in wardrobes and built in airing cupboard. Bedroom two is to the rear of the property. The shower room comprises low level flush WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with wall mounted electric shower, wall mounted heated towel rail and mirrored medicine cabinet.

The front of the property is mainly laid to lawn with driveway providing off road parking. The rear garden is also predominantly laid to lawn with paved patio area. Garden shed.





DIRECTIONS:

From Broadstone Centre proceed down Lower Blandford Road taking the last right hand turning into Chetwode Way. At the T-junction turn right 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: R1945