

78 Kitchener Crescent  
Poole BH17 7HX

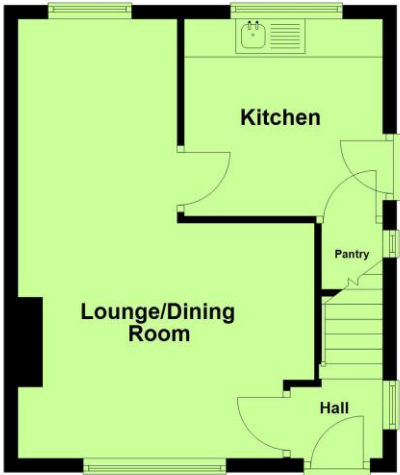
Price **£275,000** Freehold



A TWO BEDROOM SEMI DETACHED  
PROPERTY WITH SIZEABLE REAR  
GARDEN AND OFF ROAD PARKING.  
OFFERED TO THE MARKET WITH  
NO FORWARD CHAIN.



Ground Floor



First Floor



Total area: approx. 67.1 sq. metres (721.8 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 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 HALL**

**\* LOUNGE/DINING ROOM 20'7" x 7'4" EXTENDING TO 13'9"**  
**\* (6.3m x 2.25m EXTENDING TO 4.23m)**

**\* KITCHEN 9'3" x 9'3" (2.83m x 2.83m)**

**\* STAIRS RISING TO FIRST FLOOR LANDING**

**\* BEDROOM ONE 15'1" x 10' (4.6m x 3m)**

**\* BEDROOM TWO 10'5" x 10'5" (3.2m x 3.2m)**

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

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* LAWNED FRONT GARDEN**

**\* SIZEABLE REAR GARDEN**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**









**ABOUT THIS PROPERTY**

The front door leads into the entrance hallway with obscured glazed window to the side aspect. The lounge/dining room has dual aspect windows to front and rear, feature gas fireplace with hearth and brick surround. The kitchen, now in need of some refurbishment, comprises single bowl single drainer stainless steel sink unit with twin taps, wall mounted 'Glow-worm' gas fired central heating boiler, built in storage cupboards, additional larder cupboard with obscured glazed window to the side aspect and door from the kitchen to the side in turn leading to the rear garden.

Stairs leading from the entrance hallway to the first floor landing where there is access to loft space and obscured glazed window to the side aspect. Bedroom one is to the front of the property with two built in cupboards. Bedroom two is to the rear of the property overlooking the garden. The shower room comprises low level flush WC, pedestal wash hand basin with twin taps, fully tiled corner shower cubicle with wall mounted electric shower, wall mounted heated towel rail, obscured glazed window to the rear aspect and part tiled walls.

The front of the property is predominantly laid to lawn with concrete driveway providing off road parking, accessed via wrought iron gates. The sizeable rear garden is mainly laid to lawn. There are three useful brick built storage sheds and a further timber storage shed. Access to the front of the property via a timber gate.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take 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:** 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: R2004**