

24 Gough Crescent  
Poole BH17 7JQ

Offers in Excess of **£290,000** Freehold



A WELL PRESENTED AND EXTENDED  
SEMI DETACHED HOUSE SITUATED IN  
A QUIET AND POPULAR RESIDENTIAL  
LOCATION. OFFERED TO THE MARKET  
WITH NO FORWARD CHAIN.



- \* ENTRANCE HALL 4'5" X 3'8" (1.37m x 1.15m)**
  
- \* LOUNGE 20'9" MAXIMUM X 13'9" (6.37m x 4.23m)**
  
- \* KITCHEN/DINER 16'6" X 11'3" (5.05m x 3.44m)**
  
- \* UTILITY AREA 10'3" X 9'1" (3.13m x 2.77m)**
  
- \* STAIRS RISING TO FIRST FLOOR**
  
- \* BEDROOM ONE 17'3" MAXIMUM X 10' (5.27m x 3.04m)**
  
- \* BEDROOM TWO 10'6" X 10'5" (3.23m x 3.20m)**
  
- \* FAMILY BATHROOM 6'5" X 5'6" (1.98m x 1.70m)**
  
- \* DRIVEWAY PARKING**
  
- \* FRONT AND REAR GARDENS**
  
- \* DOUBLE GLAZED**
  
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hall which has frosted window to side aspect and stairs rising to the first floor. The light and airy lounge has window to front aspect, wood effect flooring, central fireplace, TV point and telephone point. The kitchen/diner has three skylights, windows to rear and side, double opening doors leading out to the rear garden, range of wall and floor mounted cupboards with worksurfaces over, part tiled walls, tiled flooring, single sink with drainer and mixer tap, nest of four drawers, cupboard housing 'Glow Worm' boiler, space and plumbing for washing machine and integrated appliances to include oven, four ring gas hob and extractor fan over. To complete the accommodation on the ground floor is the utility area which has tiled flooring, telephone point, space for washing machine and tumble dryer, storage cupboard and double glazed frosted door leading out to the side. **(Please note: all appliances are included in sale).**

The first floor landing has window to side aspect and loft access via a hatch. Bedroom one has window to front aspect and built in cupboard with double opening doors and slatted shelving. Bedroom two has window to rear aspect with pleasant views over local playing field. The family bathroom has frosted window to rear aspect, fully tiled walls and flooring, towel ladder radiator, low level flush WC, wash hand basin with mixer tap and P shaped bath with mixer tap and shower over.

To the front of the property is an area laid to lawn with timber fence and low level brick wall borders and a tarmac driveway provides off road parking. The rear garden has a patio running adjacent to the property in turn leading to the remainder which is laid to lawn and rockery, all of which are bound by timber fence and mature shrub borders. The property also benefits from a number of outhouses. Access down the side via a timber gate in turn leads to the front.





**DIRECTIONS:**

From Broadstone Centre proceed down Lower Blandford Road towards the Darbys Corner roundabout taking the last turning on the right into Chetwode Way. At the T-junction turn right into Kitchener Crescent and then take the first turning left into Clyde Road. At the next T-junction turn right into Gough Crescent.

**COUNCIL TAX:** Band B BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band 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: R2048**