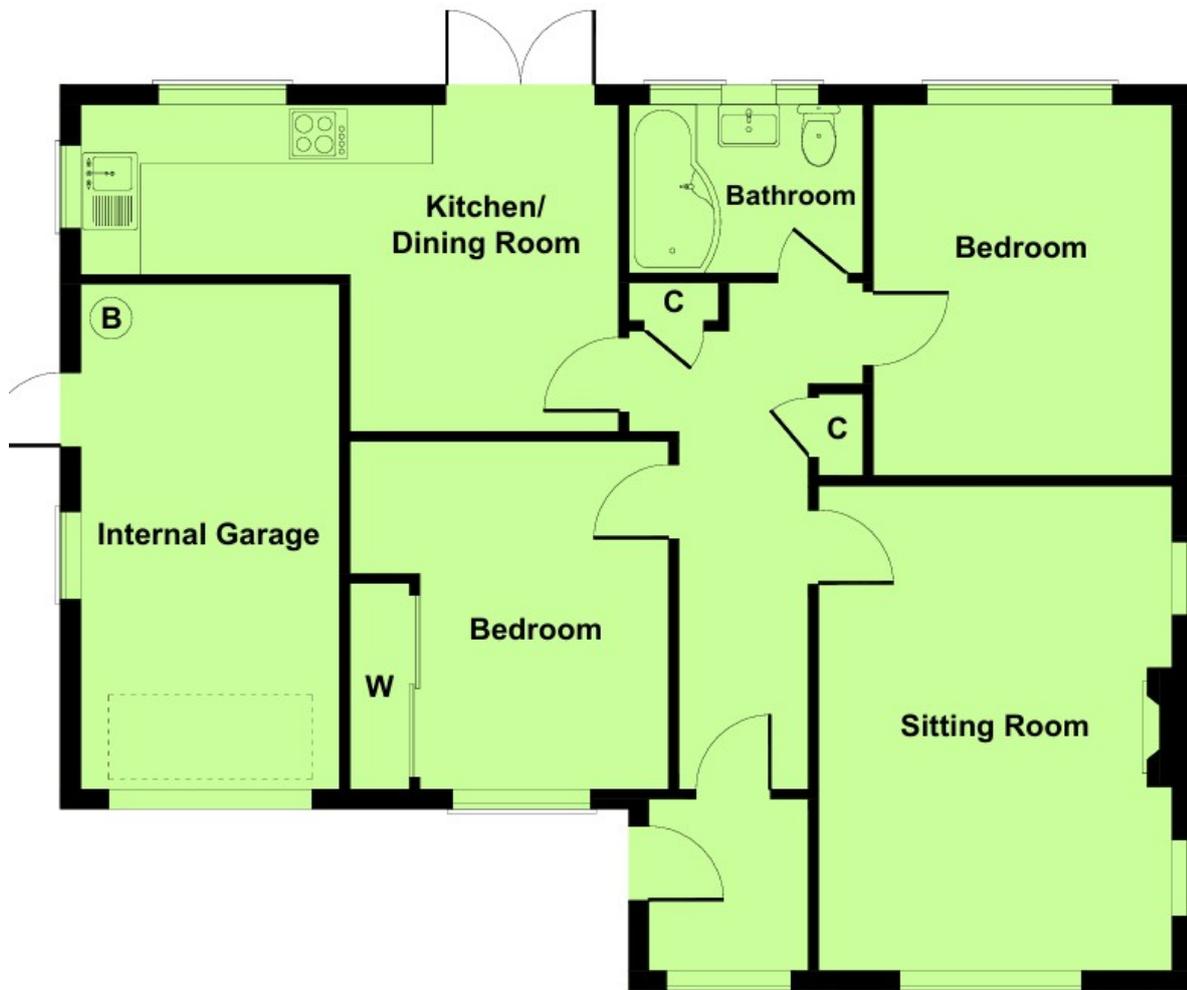


40 Coventry Crescent
Poole BH17 7HN

Price **£335,000** Freehold



AN OPPORTUNITY TO ACQUIRE A VERY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW, SET IN A QUIET AND POPULAR RESIDENTIAL LOCATION. OFFERED FOR SALE WITH NO FORWARD CHAIN.



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



*** ENTRANCE PORCH**

*** ENTRANCE HALLWAY**

*** LOUNGE 15'9" x 11'9" (4.84m x 3.62m)**

*** KITCHEN/DINING ROOM 17'7" x 10'8" (5.39m x 3.29m)**

*** BEDROOM ONE 12' x 9'8" (3.65m x 2.98m)**

*** BEDROOM TWO 11' x 8'9" TO WARDROBE FRONTS (3.35m x 2.71m)**

*** BATHROOM 8' x 5'5" (2.43m x 1.67m)**

*** FRONT AND REAR GARDENS**

*** GARAGE**

*** DRIVEWAY PROVIDING OFF ROAD PARKING**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

UPVC glazed front door leads to the entrance porch in turn leading to the entrance hallway with access to loft space and two built in cupboards. The spacious lounge has dual aspect windows to front and side and feature fireplace with surround and hearth. The kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, integrated oven with four ring burner gas hob and extractor fan above, single bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, dual aspect windows to rear and side and double opening doors to the rear garden.

Bedroom one is to the rear of the property. Bedroom two has window to the front aspect with built in wardrobes. The bathroom comprises p-shaped bath with shower screen and wall mounted electric shower, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, two obscured glazed windows to the rear, fully tiled walls and floor, feature inset spotlighting and extractor fan.

The front garden is mainly laid to lawn with shrub borders. There is a tarmac driveway providing off road parking in turn leading to the garage. The rear garden is predominantly laid to lawn with paved patio area, shrub and herbaceous borders, timber shed and greenhouse.





DIRECTIONS:

From The Broadway proceed down York Road for approximately three quarters of a mile and Coventry Crescent will be found on the left hand side.

COUNCIL TAX: Band D 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: R2082