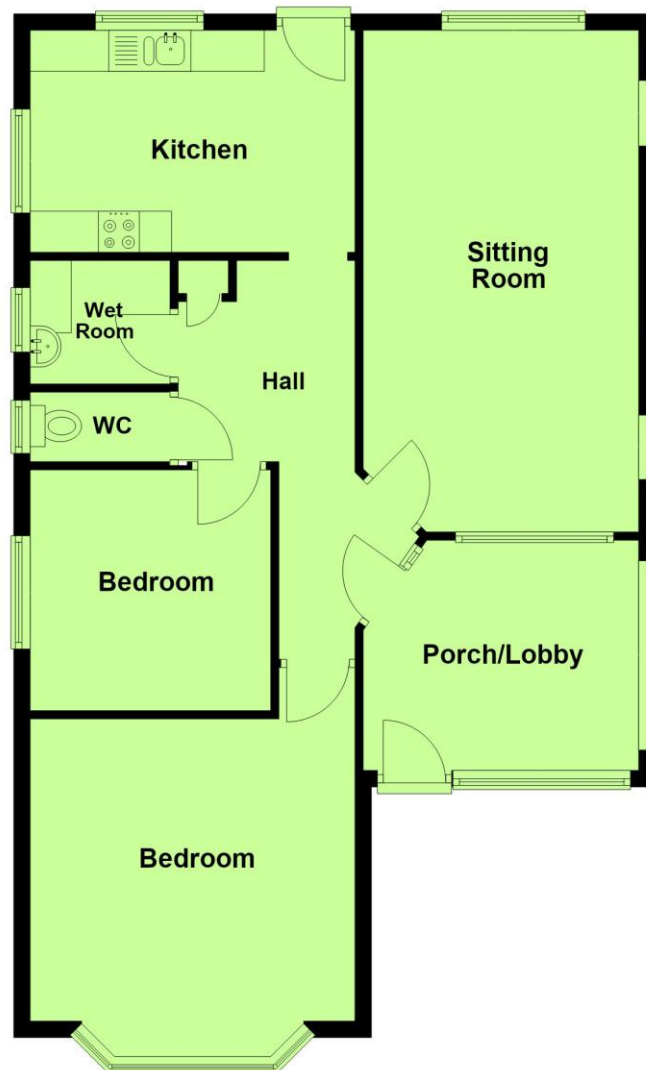


36 Coventry Crescent
Poole BH17 7HN

Price **£325,000** Freehold



NOW REQUIRING SOME UPDATING, THIS TWO BEDROOM DETACHED BUNGALOW BENEFITS FROM A LARGE GARDEN AND IS SET IN A VERY QUIET LOCATION. OFFERED FOR SALE WITH NO FORWARD CHAIN.



Total area: approx. 79.0 sq. metres (850.9 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 PORCH/LOBBY 11'8" x 9'3" (3.59m x 2.83m)**

*** ENTRANCE HALLWAY**

*** LOUNGE/DINING ROOM 20'6" x 10'9" (6.27m x 3.32m)**

*** KITCHEN 12'8" x 8'9" (3.9m x 2.71m)**

*** BEDROOM ONE 13' x 11'8" (3.96m x 3.59m)**

*** BEDROOM TWO 9'5" x 8'7" (2.89m x 2.65m)**

*** WET ROOM 5'5" x 4'7" (1.67m x 1.43m)**

*** SEPARATE WC 5'4" x 2'5" (1.64m x 0.76m)**

*** SINGLE GARAGE**

*** DRIVEWAY PARKING**

*** FRONT GARDEN & LARGE REAR GARDEN**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED**





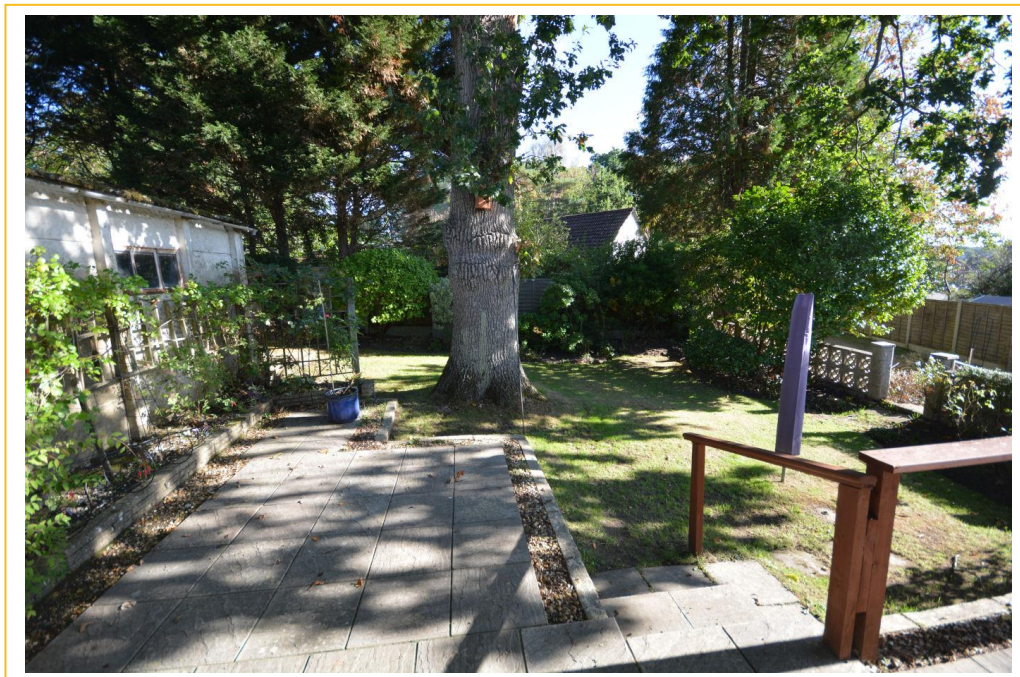


ABOUT THIS PROPERTY

The front door leads to the entrance porch/lobby with dual aspect windows to front and side. The entrance hallway has access to loft space and built in airing cupboard housing the hot water cylinder with slatted shelving above. The spacious lounge/dining room has dual aspect windows to the side aspect and rear garden, further borrowed light window to the entrance porch/lobby, fireplace with Purbeck stone surround and hearth and serving hatch to the kitchen. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, part tiled walls, windows to the side aspect and rear garden, further glazed door to the rear and floor standing gas fired central heating boiler.

Bedroom one is to the front of the property with sink unit with twin taps and tiled splashback. Bedroom two has side aspect window. Wet room with wall mounted shower, wash hand basin with twin taps, fully tiled walls and fitted mirror. Separate WC with side aspect window.

The front of the property is laid to paved patio, lawn and shrub borders. The driveway provides off road parking in turn leading to the single garage. The larger than average rear garden is predominantly laid to lawn with raised paved patio area and shrub and herbaceous borders.





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 E

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: R2151