



123 Kitchener Crescent, Poole BH17 7HZ  
Asking Price £340,000 Freehold









**\*\* VIEW OUR VIDEO TOUR \*\*** A generously sized family residence situated in a convenient area near Broadstone. With ample opportunity for expansion, this property features an entrance hallway, a combined lounge and dining area, a contemporary kitchen, two sizable double bedrooms, a modern bathroom, double-glazed windows, and central heating. Outside, there's a generously proportioned private rear garden and an impressive 21' x 13' garage. Viewing is strongly advised

**Entrance Hallway:**

**Kitchen:**

2.85 x 2.81 (9'4" x 9'2")

**Lounge/Dining Room:**

6.32 x 4.25 (20'8" x 13'11")

**Master Bedroom:**

4.25 x 3.09 (13'11" x 10'1")

**Bedroom Two:**

3.19 x 3.18 (10'5" x 10'5")

**Bathroom:**

**Garage:**

6.60 x 4.21 (21'7" x 13'9")

**Tenure**

Tenure: Freehold

Postcode: BH17 7HZ

EPC: D

Council Tax: B

School Catchment Area: Please contact BCP for current admission information

**Key Drummond Properties:**

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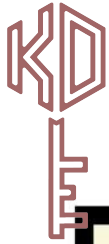
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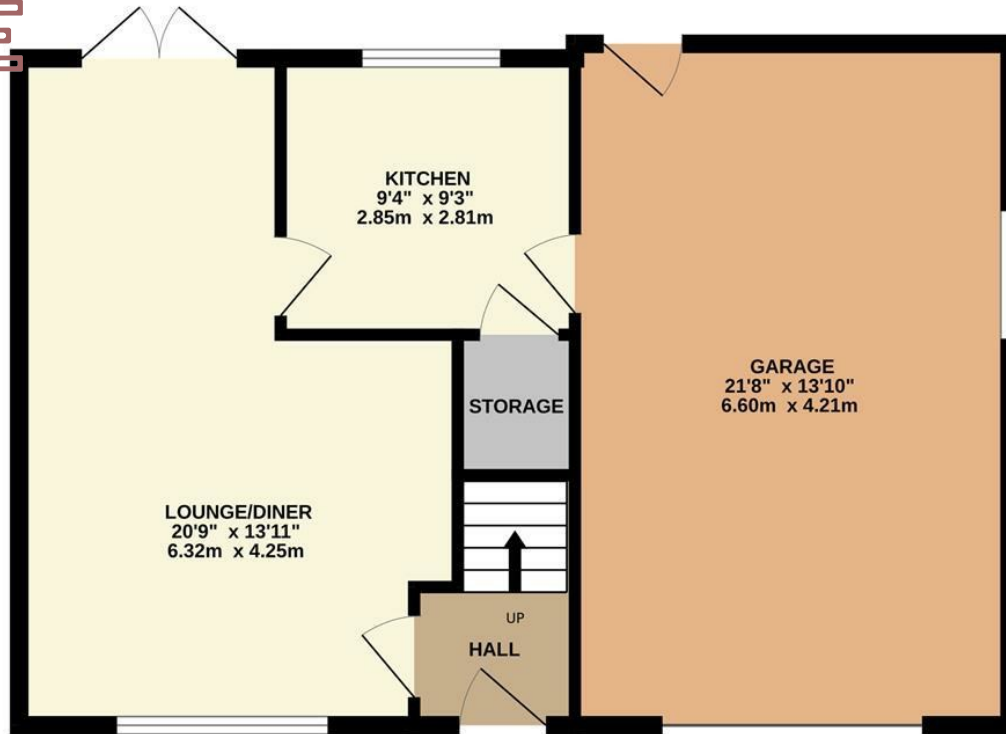
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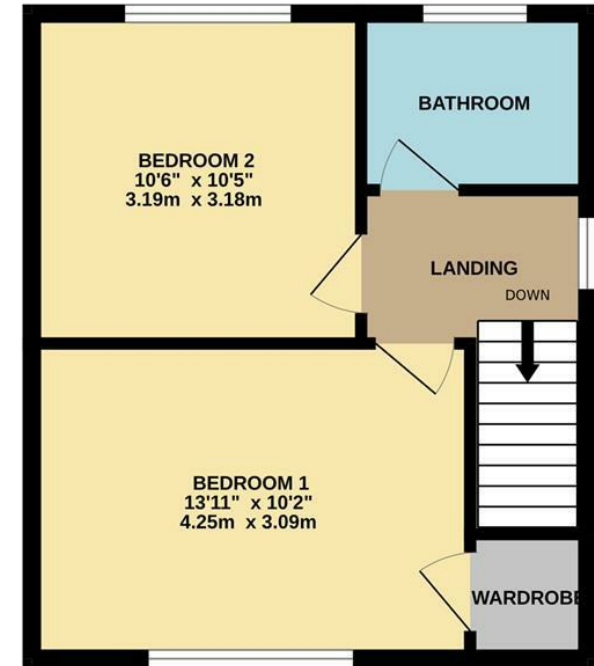




GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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**All room dimensions given above are approximate measurements**

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			