

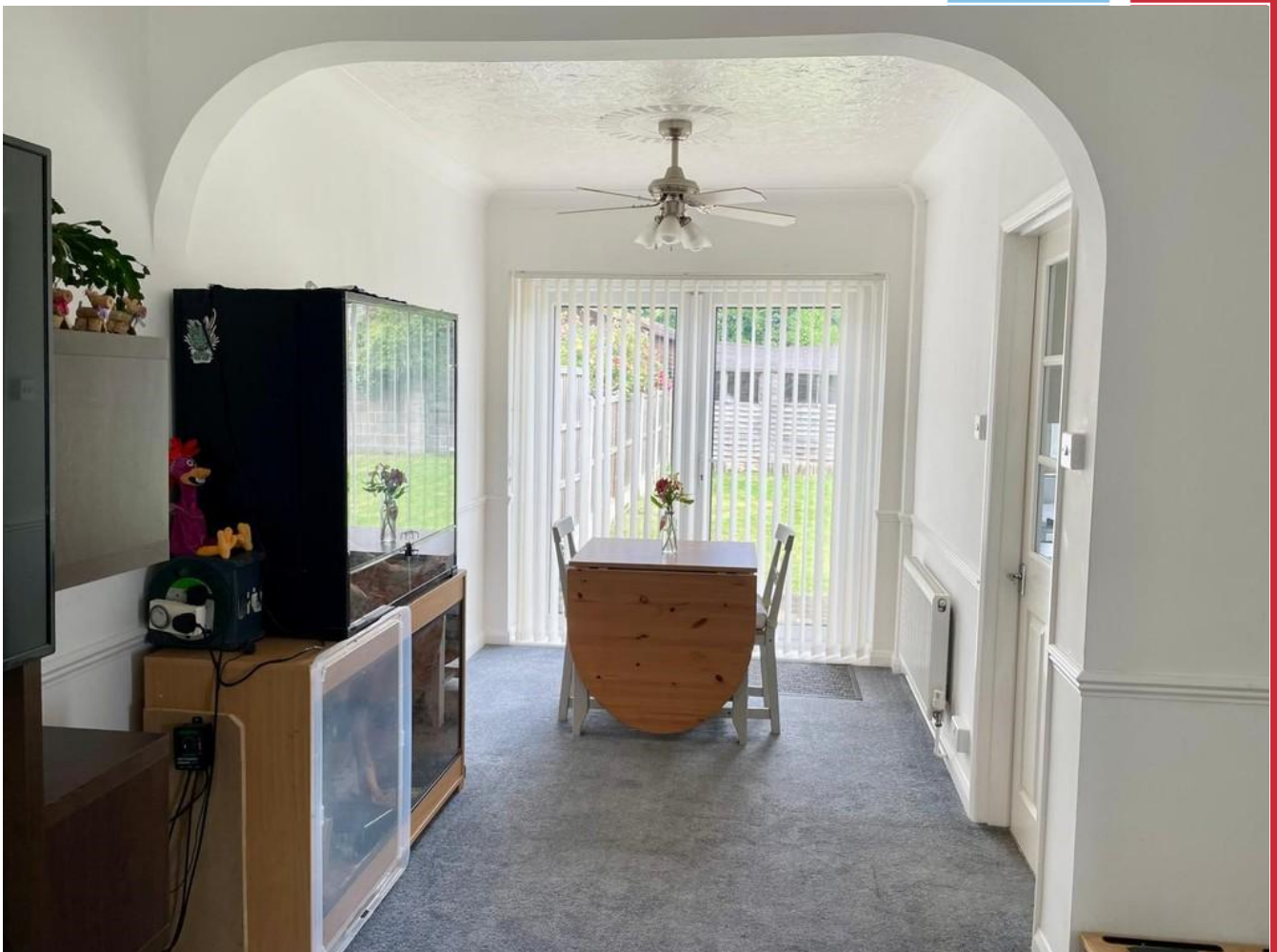


## 123 Kitchener Crescent, Poole BH17 7HZ

The chance to acquire an always sought after two double bedroom semi-detached home found in this popular residential area about a mile from Broadstone. The property benefits from a good standard of presentation, together with an exceptional over-size garage and large rear garden.

**EPC: 64 Council Tax Band: B Price: £335,000 Freehold**







## Key Features

- TWO DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FULLY TILED BATHROOM
- UPVC DOUBLE GLAZED WINDOWS & DOORS
- DRIVEWAY LEADING TO OVER-SIZE GARAGE/WORKSHOP
- GOOD SIZE GARDENS

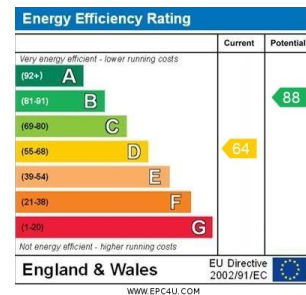
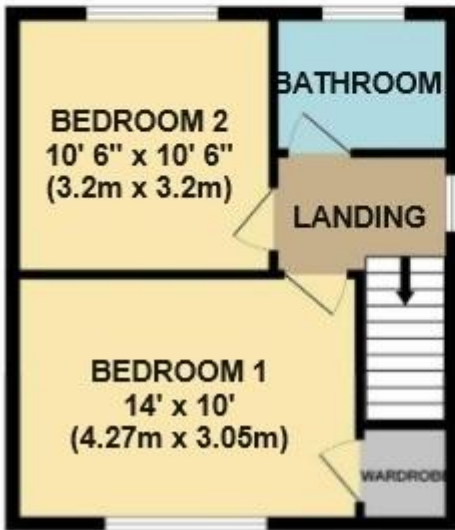
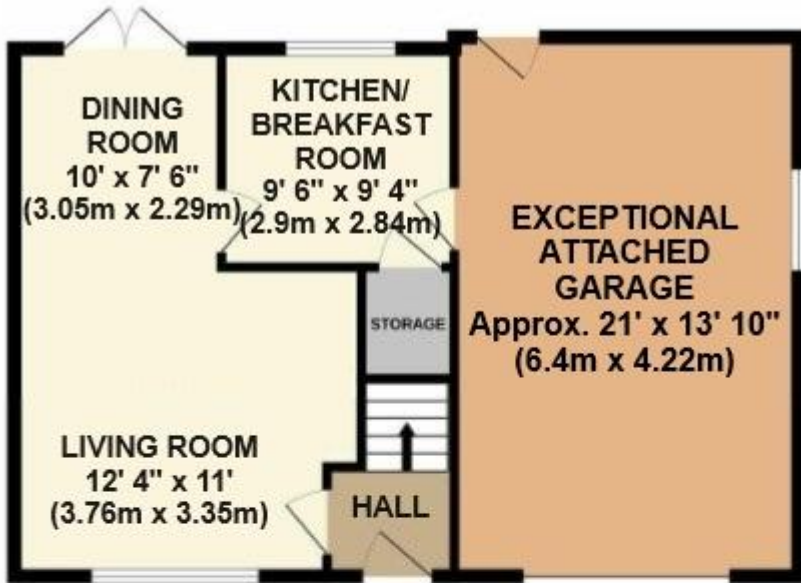
## The Property

A UPVC double glazed door leads into the entrance hall from where a glazed door takes you into the living room which overlooks the front garden. From here a wide arch continues into the dining area and this overlooks the large rear garden which is accessed via a sliding double glazed patio door. From the dining room, a glazed door leads into the well fitted kitchen/breakfast room with an additional understairs cupboard. Within the kitchen a cupboard houses a wall mounted gas combi boiler. From the kitchen, a double glazed door leads straight into the large garage. The garage has an electric up and over door and a personal door to the rear leading out

to the garden.

From the entrance hall, a flight of stairs leads to the first floor landing where there is an access hatch to the loft space. The main bedroom overlooks the front of the property, whilst the second bedroom overlooks the rear garden. There is a fully tiled bathroom.

The front garden is enclosed with a gravelled area for ease of maintenance, the driveway leads to the attached garage. The rear garden measures approximately 44' x 33' (13.41m x 10.06m) and has a level lawned area bordered by timber panelled fencing and block built wall and there is a timber garden store and an outside tap.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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