



## 16 Coventry Crescent, Poole BH17 7HN

A lovingly maintained two double bedroom detached bungalow situated in this quiet location within easy reach of the centre of Broadstone and Poole.

**EPC: TBC Council Tax Band: D Price: £350,000**









## Key Features

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- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM WITH SEPARATE SHOWER CUBICLE
- UPVC DOUBLE GLAZING
- UPVC FASCIAS & SOFFITS
- LARGE GARAGE
- GOOD SIZE PRIVATE GARDEN
- SCOPE TO EXTEND (STPP)
- NO FORWARD CHAIN

## The Property

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This two bedroom detached bungalow is offered for sale for the first time since its construction in 1960. Situated in an established and quiet residential location the property benefits from gas fired heating with radiators and UPVC double glazed windows with UPVC fascias and soffits.

The accommodation comprises of a reception hall with generous storage, a lounge, kitchen/breakfast room, two double bedrooms and a modern bathroom with separate shower cubicle. A particular feature of the bungalow is the external space with a driveway providing off road parking for numerous vehicles

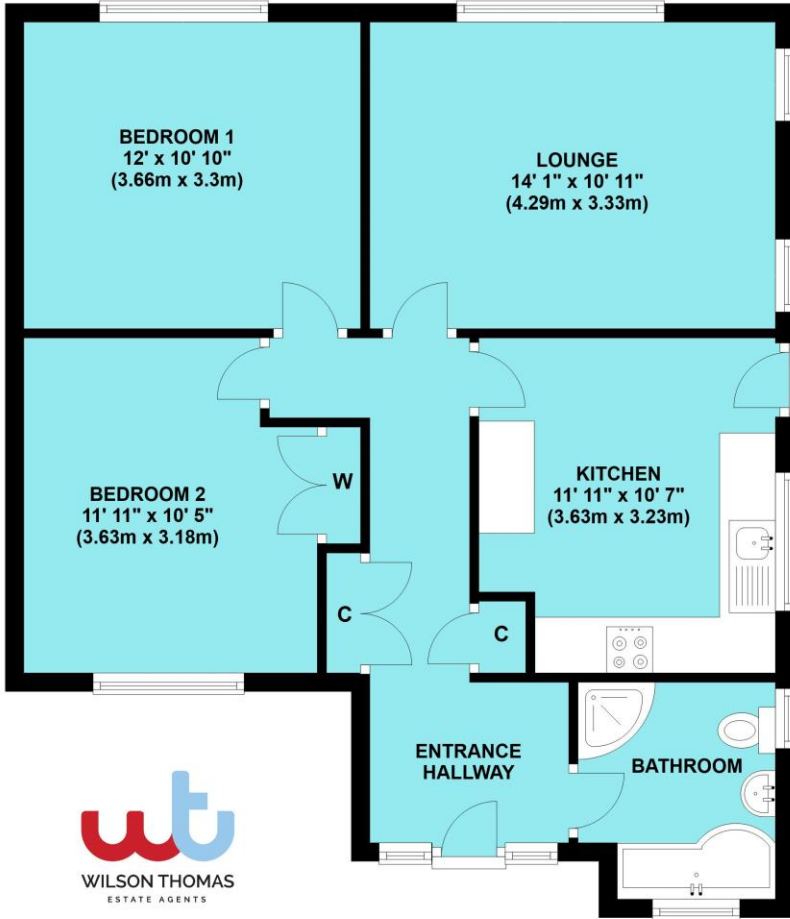
leading to the larger than average garage with electric door. The rear garden is of a particularly large size being predominantly laid to lawn with a number of established trees and shrubs and enjoying a large degree of privacy.

Within the road a number of neighbouring properties have undergone extensions and due to size of the plot the bungalow lends itself to further improvement subject to the usual planning permissions.



## Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 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 or 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(65-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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