



96 Gough Crescent, Hillbourne, Poole BH17 7JJ

A two bedroom semi-detached home benefitting from a generous rear garden, offered for sale with No Forward Chain.

EPC: 67 Council Tax Band: B Price: OIEO £250,000 Freehold

 **2**
 **1**
 **2**





Key Features

- TWO BEDROOM SEMI-DETACHED HOME
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD SIZE SOUTH WESTERLY FACING REAR GARDEN
- NO FORWARD CHAIN
- REQUIRES MODERNISATION

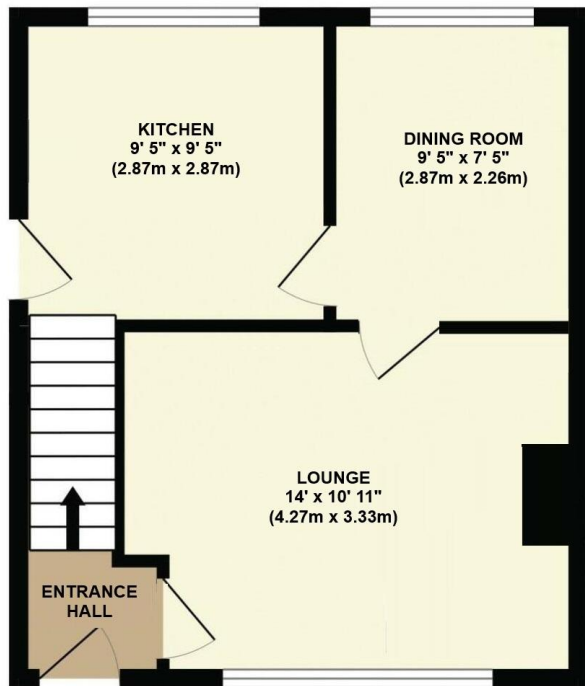
The Property

Situated in this popular location is this two double bedroom semi-detached home conveniently situated between the centres of Broadstone and Poole. The property benefits from gas fired heating with radiators and UPVC double glazing and is now in need of modernisation, so provides an ideal opportunity for those buyers wishing to put their 'own stamp' on a home.

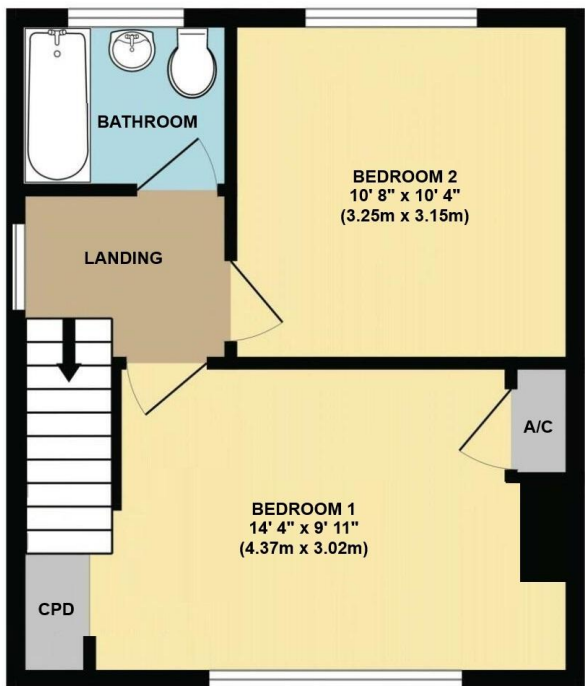
To the ground floor there is a reception hall, lounge, dining room and kitchen and to the first floor two double bedrooms with a bathroom. To

the front of the house there is off-road parking and an area of garden. Located to the side of the property there are the original outbuildings, including a store, a coal store and outside WC. The rear garden is of a good size and enjoys a sunny south westerly aspect.

Within walking distance of the property are a number of local amenities including shops, takeaways and the newly built Hillbourne School. Good bus links connect to Broadstone and Poole.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	67	81

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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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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