



## 55 Edwina Drive, Poole BH17 7JG

The chance to acquire a three bedroom detached family home with south westerly facing rear garden, located on this ever popular development.

**EPC: TBC Council Tax Band: D Price: £387,500 Freehold**

 **3**
 **1**
 **1**









## Key Features

- THREE BEDROOMS
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- DOUBLE GLAZING
- SUNNY REAR GARDEN
- GARAGE
- FAVOURED LOCATION
- KEY WITH SOLE AGENTS
- MUST BE VIEWED

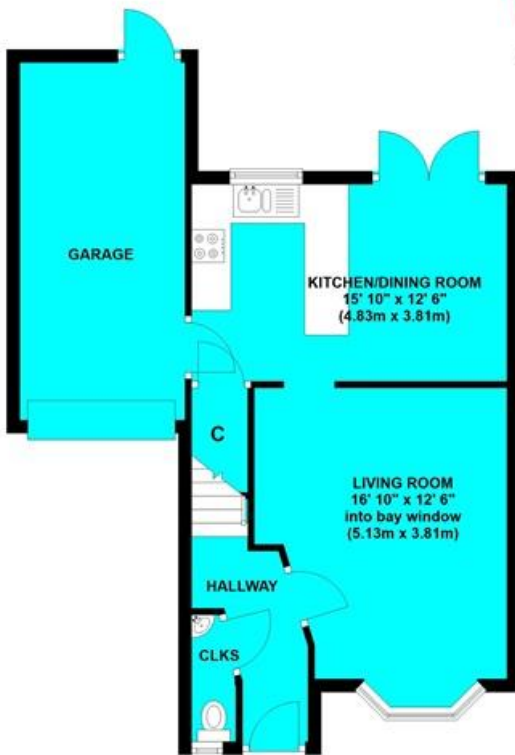
## The Property

From an entrance porch a double glazed door leads to the entrance hall, where one will find a downstairs cloakroom. Across the hallway, a door leads into the living room which has a feature bay window overlooking the front garden. There is a good size kitchen/dining room spanning across the entire width of the property. From here, there is an internal door to the garage where one will find a wall mounted gas boiler and useful utility area with an external door leading to the back garden. In addition to the fitted kitchen there is an understairs cupboard. From the dining area, French doors lead out to the sunny rear garden.

The bright and airy first floor landing leads to all three bedrooms, the main bedroom having a built in wardrobe. There is a part tiled bathroom. Features include gas fired central heating and UPVC double glazed windows. The rear garden is of a good size and enjoys an enviable south westerly facing aspect. The garden comprises a level lawned area with timber garden store and patio/entertaining area. Outside tap. There are side gates on both sides of the property.

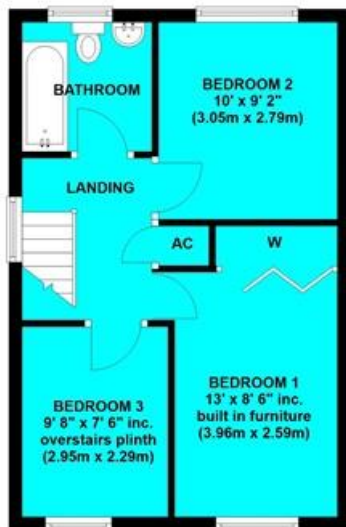
## Ground Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 89.0 sq. metres (957.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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

