



FOR SALE  
HARDWICK  
ESTATE AGENTS  
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hardwick.co.uk

47 Gough Crescent, Poole, BH17 7JH

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An exceptionally well presented 2 double bedroom semi detached house set on a generous westerly facing plot with planning permission to build a 2 bedroom home.

- Extensively renovated semi-detached house
- Beautifully presented throughout
- Newly fitted kitchen and bathroom
- Re-wired and new gas fired boiler installed
- 2 double bedrooms
- Generous westerly facing garden
- Desirable location close to local schooling
- Double glazed
- Planning permission granted to erect an attached 2 bedroom dwelling and extend existing property
- NO CHAIN

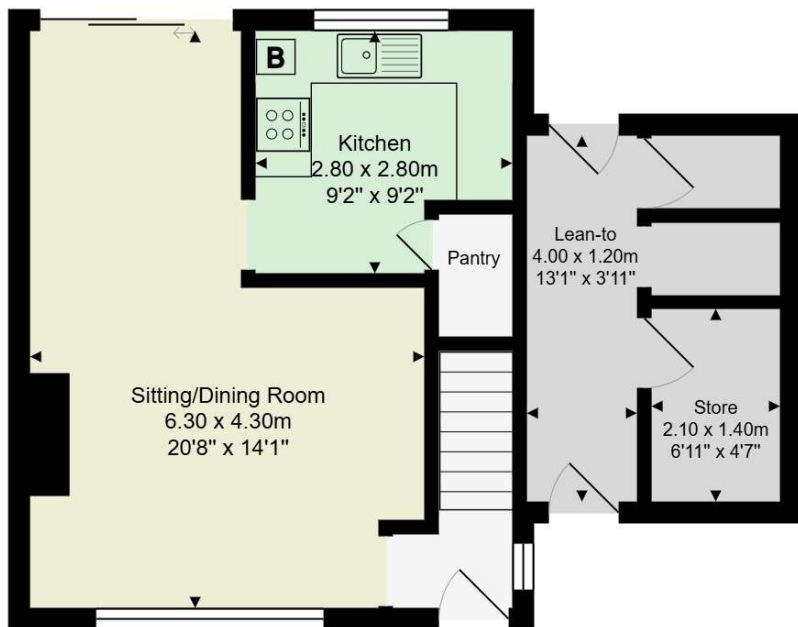
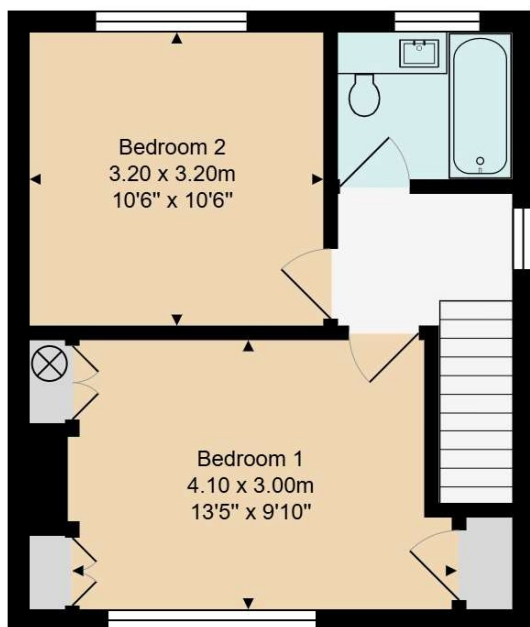
**GUIDE PRICE:**

£340,000 (Freehold)

**EPC RATING:**

Band - C





All measurements are approximate and for display purposes only.

## LOCATION

The property is located in the popular Hillbourne area of Poole, close to local schooling including Parkstone and Poole Grammar Schools. There is a local neighbourhood centre nearby with a range of shops and amenities. Broadstone is only 1 mile away and Poole 3 miles offering a wider range of amenities and facilities.

## THE PROPERTY

Recently renovated to a high standard this beautifully appointed semi-detached house offers light and spacious accommodation, set on a generous westerly facing plot.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor. The dual aspect sitting dining room has a large window overlooking the front garden and sliding patio doors give access to the rear garden.

The newly fitted kitchen offers a contemporary range of white, base and eye level units with large format porcelain splashbacks with a marble effect and fitted appliances include a Bosch electric oven and hob. The fitted fridge/freezer has matching fascia units, space and plumbing for a washing machine and a walk-in pantry cupboard.

Upstairs there are two large double bedrooms, the main bedroom includes a range of built in wardrobes, one of which houses the hot water cylinder.

The bathroom is also newly fitted and comprises a three-piece suite with a built in vanity unit with a wash basin, WC and a bath with shower and shower screen over.

To the side of the house is a lean-to storage area. Outside there is driveway parking for several vehicles. The front garden is laid to lawn with planted borders.

The rear is laid mainly to lawn with a shingled patio area, and there is a detached garage/workshop.

## PLANNING PERMISSION

Planning permission has been granted to sever the site and erect a new attached dwelling. Further information can be found on the BCP website, application number APP/ 22/00520/F

## ADDITIONAL INFORMATION

Council tax – B





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	67 B

For more information or to arrange a viewing please contact us;

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