

96 Kitchener Crescent  
Poole BH17 7HY

Price **£325,000** Freehold



A SUPERBLY PRESENTED TWO BEDROOM SEMI DETACHED HOME BENEFITTING FROM SPACIOUS CONSERVATORY AND GOOD SIZE REAR GARDEN. AN INTERNAL VIEWING IS A MUST.



Ground Floor



First Floor



Total area: approx. 108.9 sq. metres (1172.3 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.

- \* **ENTRANCE HALL 4'6" x 3'4" (1.4m x 1.04m)**
  
- \* **LOUNGE/DINING ROOM 20'8" (MAXIMUM) x 14' (MAXIMUM)  
(6.34m x 4.27m)**
  
- \* **CONSERVATORY 14'2" x 12'2" (4.33m x 3.72m)**
  - \* **KITCHEN 9'5" x 9'3" (2.89m x 2.83m)**
  
- \* **SIDE LEAN-TO 15'7" x 3'6" (4.79m x 1.09m)**
  
- \* **CLOAKROOM 4'2" x 2'7" (1.28m x 0.82m)**
  
- \* **STAIRS RISING TO FIRST FLOOR**
  
- \* **BEDROOM ONE 11'9" TO WARDROBE FRONT x 9'8" (3.63m x 2.99m)**
  - \* **BEDROOM TWO 10'5" x 10'4" (3.2m x 3.17m)**
  
- \* **FAMILY BATHROOM 6'5" x 5'5" (1.98m x 1.68m)**
  - \* **FRONT AND REAR GARDENS**
    - \* **DRIVEWAY PARKING**
  
- \* **SINGLE GARAGE 18'6" x 9'6" (5.67m x 2.93m)**
  - \* **UPVC DOUBLE GLAZED**
  
  - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hall which has frosted window to side and stairs rising to the first floor. The light and airy lounge/dining room has window to front aspect, wood effect flooring, TV point and central fireplace with tiled hearth and ornate wooden surround. The conservatory has wood effect flooring, TV point and double opening doors giving access to the rear garden. The kitchen has window to rear aspect, double glazed door to side, range of wall and floor mounted cupboards, roll top work surfaces, nest of three pan drawers, single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven, four ring gas hob and extractor fan over. Off the kitchen is the side lean-to which has tiled flooring, access to front and rear, useful storage cupboard, garage and cloakroom with tiled flooring, fully tiled walls and low level flush WC.

The first floor landing has frosted window to side aspect and loft access via a hatch. Bedroom one has window to front aspect and benefits from fitted wardrobe with sliding mirrored front. Bedroom two has window to rear aspect with pleasant views over the garden. The modern fitted family bathroom has frosted window to rear aspect, towel ladder radiator, fully tiled walls and flooring, vanity unit with inset wash hand basin and mixer tap, low level flush WC and p-shaped bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn with brick wall borders. A block paved driveway provides off road parking for a number of vehicles which in turn leads to the single garage which has up and over door, light, power, access to the side lean-to and double opening doors to the rear. The good size rear garden is predominantly laid to patio providing ample seating area with the remainder being laid to lawn, all of which are bound by timber fence, low level brick wall and mature shrub borders. Summer house with double opening doors. Security light and tap. Access along the side of the property via the lean-to in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road taking the last turning on the right into Chetwode Way. At the T-junction turn right into Kitchener Crescent.

**COUNCIL TAX:** Band C BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** D.

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1873**