

53 Gough Crescent
Poole BH17 7JH

Price **£325,000** Freehold



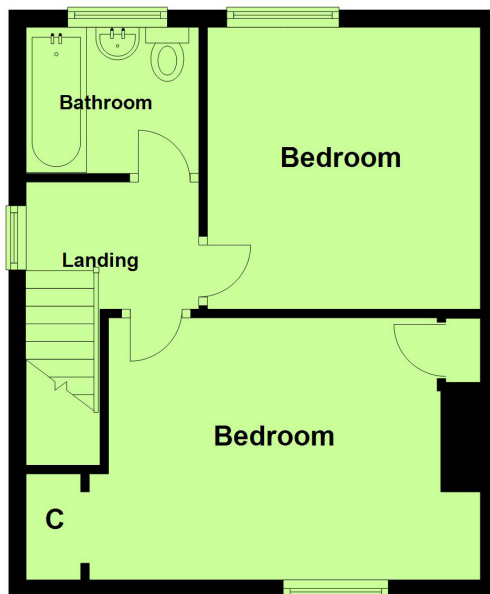
A SUPERBLY PRESENTED AND RECENTLY REFURBISHED TWO BEDROOM SEMI DETACHED FAMILY HOME, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM A SIZEABLE REAR GARDEN.



Ground Floor



First Floor



Total area: approx. 78.5 sq. metres (845.2 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 4'7" x 3'4" (1.43m x 1.03m)**

- * SITTING ROOM 13'9" x 10'9" (4.54m x 3.32m)**

- * KITCHEN/DINING ROOM 17'3" x 9'4" (5.27m x 2.86m)**

- * LEAN-TO WITH STORAGE AREAS AND WC**

- * STAIRS RISING TO FIRST FLOOR**

- * BEDROOM ONE 15'3" x 10'1" (4.66m x 3.07m)**

- * BEDROOM TWO 10'7" x 10'5" (3.26m x 3.2m)**

- * FAMILY BATHROOM 6'5" x 5'6" (1.98m x 1.71m)**

- * OFF ROAD PARKING**

- * SIZEABLE REAR GARDEN**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hall which has window to side aspect and stairs rising to the first floor. The sitting room has TV point and window to front aspect. The kitchen/dining room has window and double opening doors leading to the rear garden, range of wall and floor mounted cupboards, work surfaces over, breakfast bar eating area, nest of three drawers, single sink with drainer and mixer tap and integrated appliances to include dishwasher, oven, grill, four ring gas hob and extractor fan over. Off the kitchen, a double-glazed door leads out to a lean-to giving access to front and rear, storage areas and WC.

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

To the front of the property, a tarmac driveway provides off road parking for a number of vehicles. One of the main features of this delightful property is the sizeable rear garden which has a patio running adjacent providing seating leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Hardstanding for shed. Access along the side of the property in turn leads to the front.





DIRECTIONS:

From Broadstone Centre proceed down Lower Blandford Road towards the Darbys Corner roundabout taking the last turning on the right into Chetwode Way. At the T-junction turn right into Kitchener Crescent and then take the first left hand turning into Clyde Road which then proceeds into Gough Crescent.

COUNCIL TAX: Band B BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R1887