

90 Kitchener Crescent
Poole BH17 7HX

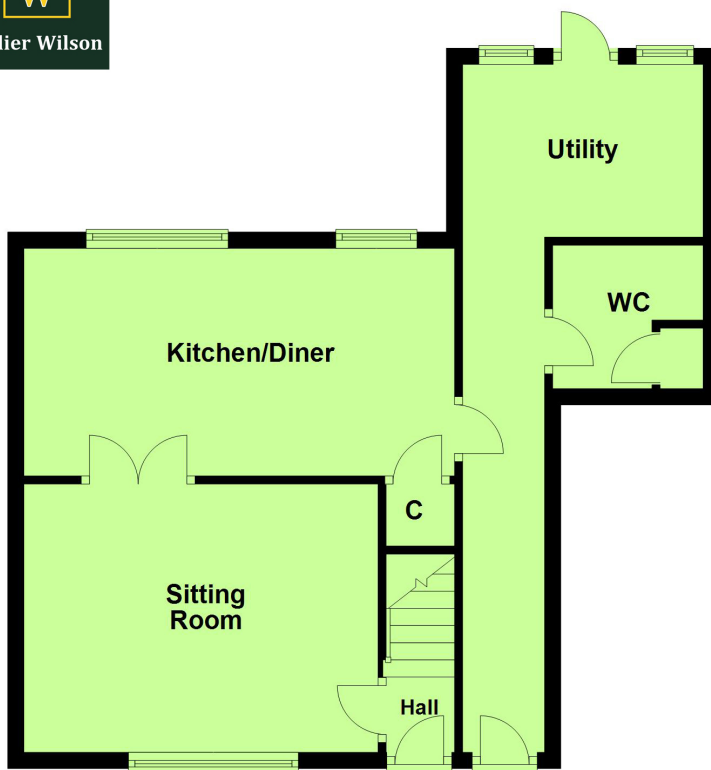
Price **£350,000** Freehold



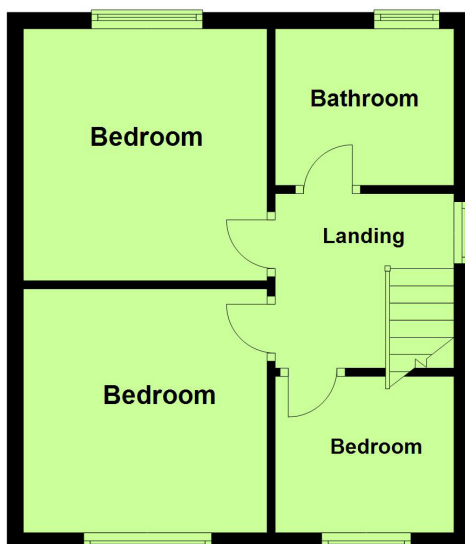
A THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET LOCATION BENEFITTING FROM KITCHEN/DINING ROOM, SECLUDED REAR GARDEN AND OUTSIDE OFFICE/GAMES ROOM.



Ground Floor



First Floor



Total area: approx. 82.1 sq. metres (884.1 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**

*** SITTING ROOM 13'11" x 10'11" (4.2m x 3.3m)**

*** KITCHEN/DINING ROOM 17'3" x 9'3" (5.3m x 2.8m)**

*** UTILITY AREA 11'11" x 11'5" (3.39m x 3.5m)**

*** GROUND FLOOR CLOAKROOM**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 9'10" x 9'10" (3m x 3m)**

*** BEDROOM TWO 10'6" x 10'2" (3.2m x 3.1m)**

*** BEDROOM THREE 6'11" x 6'11" (2.1m x 2.1m)**

*** FAMILY BATHROOM 6'7" x 5'7" (2m x 1.7m)**

*** OFF ROAD PARKING**

*** ENCLOSED REAR GARDEN**

*** OFFICE/GAMES ROOM 18'7" x 12'8" (5.7m x 3.9m)**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door leads through to the entrance hall which has window to side aspect and stairs rising to first floor. The sitting room has window to front aspect, wood effect flooring, TV point and central fireplace with inset wood burner and tiled hearth. The kitchen/dining room has two windows to rear aspect, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, wall mounted boiler, one and a quarter single sink with drainer and mixer tap, tiled flooring, storage cupboard, space for fridge, dishwasher and Range cooker with extractor fan over. Off the kitchen is the utility area which has double glazed doors to front and rear, tiled flooring, storage cupboard, space and plumbing for washing machine and tumble dryer with work surface above and access into the cloakroom comprising low level flush WC, corner wash hand basin with tiled splashback, storage cupboard, towel ladder radiator and wood effect flooring.

The first floor landing has window to side aspect and loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the rear garden and bedrooms two and three both have windows to front aspect and built in cabin beds. The family bathroom has frosted window to rear aspect, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with hot and cold tap and shower over.

To the front of the property, a block paved driveway provides off road parking for a number of vehicles. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn and shingle, all of which are bound by timber fence borders. Enclosed pond. Further decked area with sunken hot tub and access into the office/games room which has sliding patio doors, storage cupboard, double glazed door to side, wood effect flooring, bar area and further window to front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take the last turning on the right into Chetwode Way. At the T-junction turn right into Kitchener Crescent

COUNCIL TAX: Band B BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band E

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: R1893