

33 Plumer Road
Poole BH17 7HD

Price **£309,950** Freehold



A SUPERBLY PRESENTED AND RECENTLY
UPDATED TWO DOUBLE BEDROOM SEMI
DETACHED HOUSE BENEFITTING FROM
PRIVATE REAR GARDEN AND SINGLE
DETACHED GARAGE.



- * ENTRANCE HALL 4'7" x 3'3" (1.43m x 1m)**
- * LOUNGE AREA 13'9" x 11' (4.23m x 3.35m)**
- * DINING AREA 9'8" x 7'3" (2.98m x 2.22m)**
- * KITCHEN 9'6" x 9'3" (2.92m x 2.83m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 17'3" (MAXIMUM) x 10'1" (5.27m x 3.07m)**
- * BEDROOM TWO 10'5" x 10'4" (3.2m x 3.16m)**
- * FAMILY BATHROOM 6'5" x 5'6" (1.98m x 1.7m)**
- * FRONT AND REAR GARDENS**
- * DRIVEWAY PARKING**
- * DETACHED SINGLE GARAGE**
- * 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 access into the lounge area which has window to front aspect, TV point, feature fireplace with inset log burner with slate hearth and archway leading through to the separate dining area which has window to rear aspect with pleasant views over the garden. The lounge and dining area benefit from wood effect flooring. The modern fitted kitchen has frosted door to side, window to rear aspect, understairs storage cupboard, range of wall and floor mounted cupboards, work surfaces over, nest of three drawers, single sink with drainer and mixer tap and integrated appliances to include fridge, freezer, washing machine, slimline dishwasher, oven, four ring induction hob and extractor fan over.

The first floor landing has loft access via a hatch. Bedroom one has window to front aspect and bedroom two has window to rear aspect with pleasant views over the garden. The family bathroom has frosted window to rear aspect, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over.

To the front of the property is an area laid to lawn with low level brick wall and timber fence borders. A driveway provides off road parking for a number of vehicles which in turn leads along the side of the property to the single detached garage which has up and over door, light and power. The secluded and southerly facing rear garden is predominantly laid to lawn with mature shrub and timber fence borders, hardstanding for shed and access along the side in turn leads to the front.



**DIRECTIONS:**

From The Broadway proceed down York Road and towards the bottom of the road turn left into Sopers Lane. Take the second turning on the left into Wavell Avenue and Plumer Road is the first turning on the right hand side.

COUNCIL TAX: Band C 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: R2043