

8 Coventry Crescent
Poole BH17 7HN

Price **£375,000** Freehold



A THREE BEDROOM DETACHED
FAMILY BUNGALOW BENEFITTING
FROM NO FORWARD CHAIN AND
SIZEABLE REAR GARDEN. NOW IN
NEED OF GENERAL UPDATING
THROUGHOUT.



Total area: approx. 75.6 sq. metres (813.2 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 and 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.



*** HALLWAY 15' MAXIMUM X 9'3" MAXIMUM (4.57m x 2.83m)**

*** LOUNGE 16' X 11'5" (4.87m x 3.51m)**

*** KITCHEN 13'4" X 9'1" (4.08m x 2.77m)**

*** BEDROOM ONE 13'3" X 9'1" (4.05m x 2.77m)**

*** BEDROOM TWO 10'8" X 8'2" (3.29m x 2.49m)**

*** BEDROOM THREE 9'9" X 6' (3.01m x 1.82m)**

*** BATHROOM 5'7" X 5' (1.73m x 1.52m)**

*** CLOAKROOM 5'7" X 2'3" (1.73m x 0.71m)**

*** FRONT AND REAR GARDENS**

*** DRIVEWAY PARKING**

*** SINGLE DETACHED GARAGE**

*** DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via an open storm porch a UPVC double glazed frosted front door gives access into the spacious entrance hallway which has loft access via a hatch and two useful storage cupboards, one of which houses the hot water tank. The light and airy lounge has feature bay window to front aspect, two further frosted windows to side, TV point and central fireplace with tiled hearth, surround and mantel. The kitchen has window and double glazed frosted door to rear, further window to side, range of wall and floor mounted cupboards, worksurfaces over, part tiled walls, single sink with drainer either side and hot and cold tap and space for fridge, freezer and oven.

Bedroom one has window to rear aspect with pleasant views over the rear garden. Bedroom two has window to front aspect and TV point and bedroom three has window to side aspect. The family bathroom has frosted window to side aspect, fully tiled walls, towel ladder radiator, wash hand basin with hot and cold tap and bath with hot and cold tap. The separate cloakroom has frosted window to side aspect, fully tiled walls and low level flush WC.

To the front of the property is an area laid to lawn with low level brick wall and mature shrub borders and via timber gates a block paved driveway provides off road parking for a number of vehicles, in turn leading down the side of the property to the single detached garage which has up and over door, window to rear, further window and door to side, light and power. One of the main features to the property is the sizeable and southerly facing rear garden which has a patio running adjacent providing ample seating with steps leading down to the remainder which is laid to lawn, all of which are bound by low level brick wall and timber fence borders. Hard stand for summer house.





DIRECTIONS:

From Broadstone Centre proceed down York Road for approximately three quarters of a mile and Coventry Crescent will be found on the left hand side.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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: R2042