



**Kitchener Crescent
Poole, BH17 7HU**

£290,000

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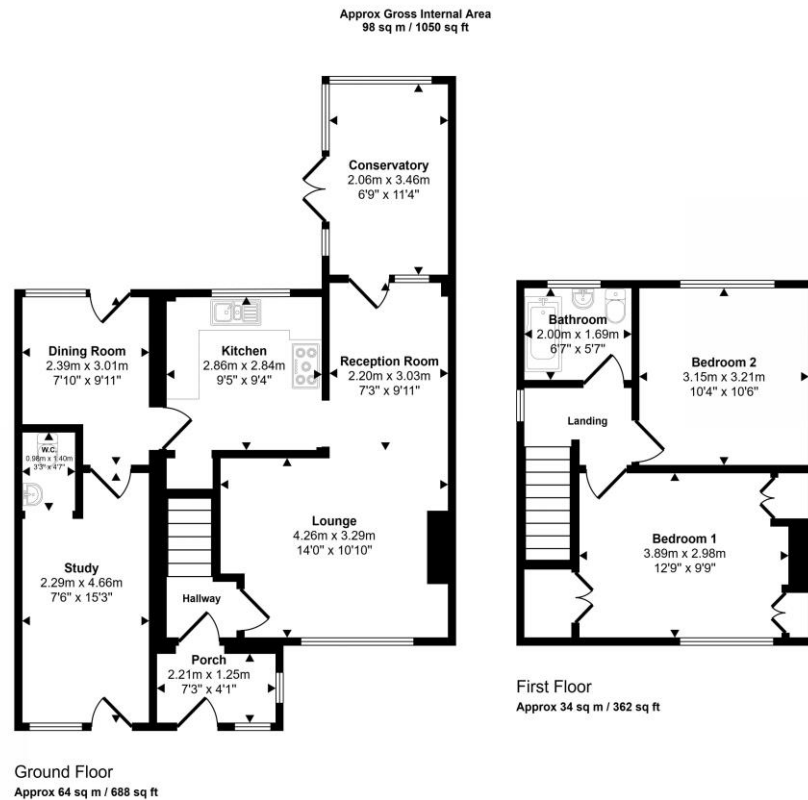


MAIN FEATURES:

- Well Presented Spacious Semi Detached House
- Fitted Kitchen Leading to Breakfast Room
- Lounge/Diner & Conservatory
- Two Double Bedrooms
- Family Bathroom/WC
- Rear Garden
- Ample Off Road Parking & Converted Garage

Ideally situated in a peaceful and well-regarded residential area, this beautifully maintained semi-detached house is offered to the market in excellent condition. Boasting a thoughtfully arranged layout and generous accommodation throughout, this property presents a perfect opportunity for families, couples or those looking for more space. On the ground floor you'll find a fitted kitchen leading through to a bright breakfast room, ideal for relaxed morning meals. Adjacent lies a lounge/diner for comfortable day-to-day living or entertaining, and a conservatory / sun room that bathes the space in natural light and offers views over the garden. Also on this level, the former garage has been converted into a reception room complete with WC, providing flexible additional living space. Upstairs are two double bedrooms and a family bathroom/WC. Outside, the property benefits from a good-sized rear garden, perfect for outdoor dining, gardening or children at play. To the front, there is ample off-road parking, together with the original garage footprint, affording substantial convenience for multiple vehicles.

Positioned in the Creekmoor area of Poole within BH17, the home lies within walking distance of excellent schools including Hillbourne Primary (approx. 260 yards) and Parkstone Grammar (approx. 510 yards). Local amenities such as shops, GPs and public transport links are all close by. The area also benefits from gigabit broadband connectivity for modern working and streaming needs. Excellent access to major road networks ensures that Poole, Bournemouth and surrounding Dorset coastline are all easily reached. With such a versatile layout, good outdoor space, and the added bonus of an extra reception room/WC, this property is a rare find in the BH17 catchment. Early viewings highly recommended. Please contact us to arrange your appointment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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