

Symonds  
& Sampson

# Kitchener Crescent

Poole, Dorset



# 182

Kitchener Crescent  
Poole  
BH17 7HZ



- A lovely three bedroom semi detached family home
- Recently updated throughout and offering lovely decoration
- Ample parking for numerous vehicles, large rear garden
  - Set in a wonderful school catchment location
  - Only a short distance from Poole and its famous harbour/quay
- Local amenities are close by with a wide range of shops and supermarkets
  - A modern feel throughout

Guide Price £360,000  
Freehold

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## THE PROPERTY

A superb and extremely well presented three bedroom semi-detached home situated in a popular and convenient urban location close to a host of shops, amenities and highly sought after schools. The property has ample off road parking as well as a large and well maintained garden.

## ACCOMMODATION

Entrance hall, sitting/dining room, (with the possibility of creating a larger kitchen family room), a modern kitchen, a large utility room which has a separate entrance to the front and rear of the home, ground floor W/C, three first floor bedrooms, family bathroom, ample parking to the front as well as a larger rear garden which has been well maintained and is boarded by timber panel fencing, two external storage areas/workshops.

## OUTSIDE

The front of the property is laid to hardstanding via a brick paved driveway and provides off road parking for a number of vehicles, to the rear there is a lovely patio area, ideal for al-fresco dining. The remaining garden is laid to lawn with well placed and well stocked flower bed borders and two raised vegetable areas. The rear is enclosed via panel fencing and offers a good degree of sunshine and privacy.

## SITUATION

Set in a popular and convenient location only a short distance from amenities and a host of shops. The home is set close to Poole's historic Harbour and has easy access to Broadstone and Wimborne. This area benefits from some of the areas finest and most sought after schools. Poole train station is a short drive which has a direct service from Weymouth to London Waterloo.

## DIRECTIONS

What three words ///pits.jobs.seat

## SERVICES

All mains services

EPC rating - D

Council Tax Band - B

## MATERIAL INFORMATION

Ultrafast Broadband speed available

All networks have likely or limited Mobile phone service available



## Kitchener Crescent, Poole

Approximate Area = 874 sq ft / 81.1 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 906 sq ft / 84 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1293752



WIM/NW/MAY25



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