WILSON THOMAS
ESTATE AGENTS

20 Gough Crescent, Poole BH17 7JQ

The chance to acquire an always sought after two double bedroom semi-detached home, found in this popular residential area about a mile from Broadstone. The property is well presented and has a lovely garden.

EPC: 68 **Council Tax Band:** B **Price:** £310,000 Freehold

2 1 1

Key Features

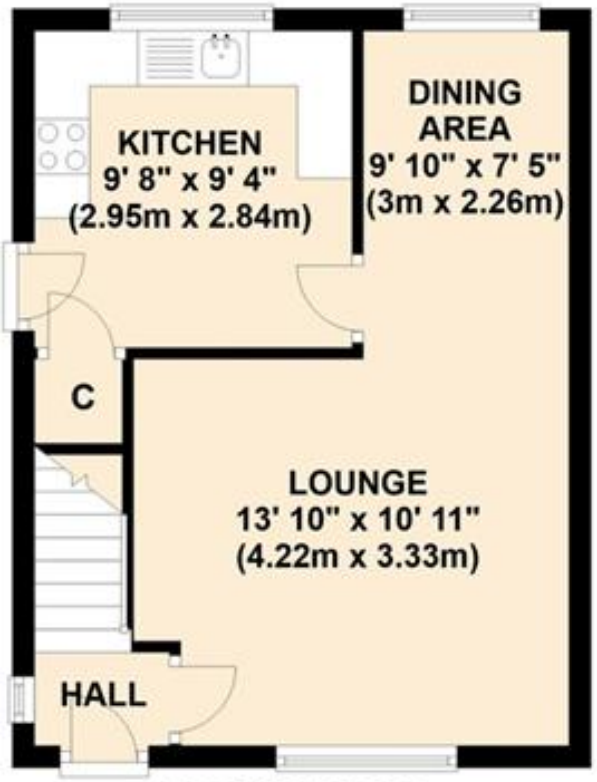
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- FULLY TILED KITCHEN
- MODERN BATHROOM
- GENEROUS SIZE GARDEN
- WELL PRESENTED
- EXCELLENT OFF ROAD PARKING
- CLOSE TO AMENITIES
- OUTBUILDINGS
- MUST BE VIEWED

The Property

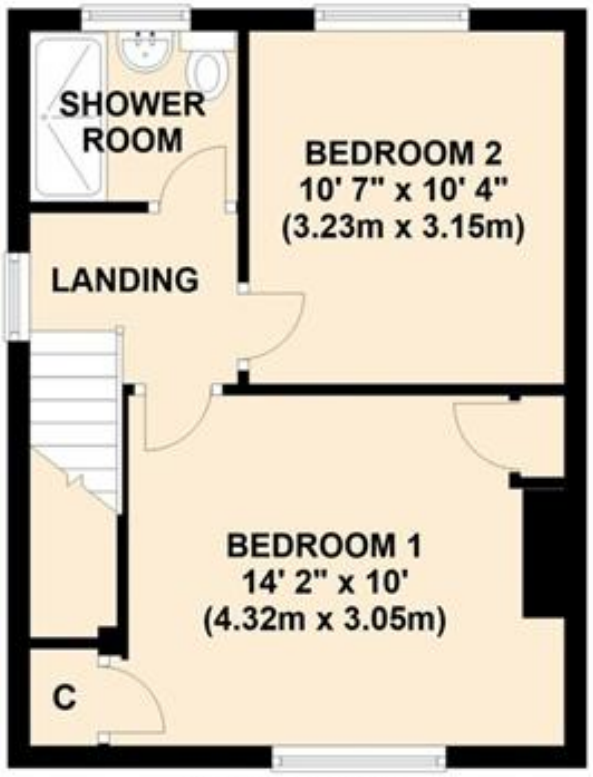
Upon entering the property, from the hallway access is made to the living room which is beautifully decorated with a feature fireplace, flowing through from the lounge it leads into the excellent dining area which overlooks the rear garden. The kitchen has been recently updated and benefits from an understairs storage area. A door leads out to the side porch where there are a range of outbuildings, one of which is used as a utility area, and access to the rear garden.

On the first floor landing, there is a side window, together with access hatch to the loft area. The main bedroom benefits from built in cupboards. Bedroom 2 is a double room and overlooks the rear garden. A modern, beautifully tiled shower room featuring an oversized shower cubicle, hand basin, and WC, all finished to a high standard completes the accommodation.

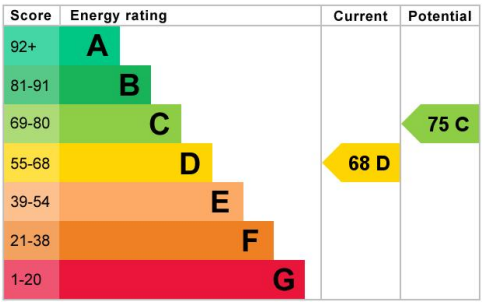
The front of the property has been well-maintained and laid to gravel which provides ample space for vehicles, as well as a side access the garden. The rear garden has been attractively laid out with two decking areas for entertaining with a large artificial lawn providing a low maintenance finish as well as lovely flower beds throughout the garden.



GROUND FLOOR



FIRST FLOOR



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office
Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk rightmove OnTheMarket

WILSON THOMAS
ESTATE AGENTS