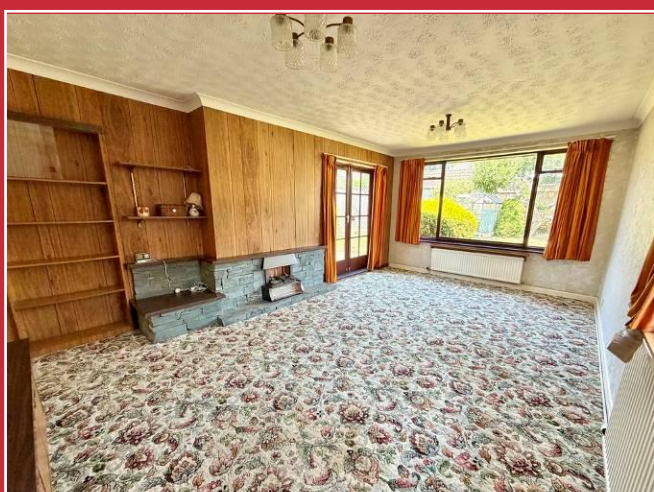




1 Coventry Crescent, Poole BH17 7HN

An extended two bedroom detached bungalow situated in an established residential location now in need of modernisation and offered for sale with No Forward Chain.

EPC: 64 Council Tax Band: D Price: £325,000 Freehold

 **2**
 **1**
 **1**





Key Features

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- LARGE KITCHEN/DINER
- DRIVEWAY FOR OFF ROAD PARKING
- DETACHED GARAGE
- PRIVATE REAR GARDEN
- GREAT SCOPE TO IMPROVE
- GAS FIRED CENTRAL HEATING
- QUIET & ESTABLISHED LOCATION

The Property

Situated in a quiet and established location is this good size two bedroom detached bungalow. The property is conveniently situated, being approximately a mile from the centre of Broadstone, and with easy road access to Poole with nearby bus routes and cycles lanes. The bungalow has been in the same ownership from new and is now in need of updating, but offers a great opportunity for those buyers wishing to put their own 'stamp' on a home.

To the front of the bungalow there is an area of lawn enclosed by mature hedgerow and a concrete driveway providing off road parking for a number of vehicles, leading to the detached garage. A UPVC double glazed

front door leads to the reception hall, and in turn to a good size lounge with dual aspect windows and French doors to the rear garden. Also to the rear of the bungalow is the generous kitchen/dining room, again with dual aspect windows, and to the front of the bungalow there are two bedrooms and then a bathroom.

The rear garden enjoys a very good degree of privacy and is enclosed to all sides by established fencing. There is a good size patio area leading to an area of lawn where there are established shrubs and soft fruit tree and an aluminium framed greenhouse.



Total area: approx. 76.2 sq. metres (819.8 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 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 guaranteed as to their operability or efficiency can be given. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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