

**21 Kitchener Crescent, Poole, BH17
7HU**

**£295,000
Freehold**



An immaculately presented two bedroom semi-detached house ideal for first time buyers or investment buyers located in the popular Hillborne area. Comprising of, to the ground floor, an open-plan lounge/diner, separate kitchen, covered side access and utility room and, to the first floor, two double bedrooms and shower room with underfloor heating. Internal viewing is highly recommended.

STEP LEADS UP TO: Part glazed UPVC double glazed front door which leads through into:

ENTRANCE HALL Single ceiling light point, UPVC double glazed window to side aspect, radiator, door leads through into:

LOUNGE 12' 5" x 10' 10" (3.78m x 3.3m) UPVC double glazed window to front, single ceiling light point, coving, TV point, cable point, radiator, archway leading through into:

DINING ROOM 9' 5" x 7' 4" (2.87m x 2.24m) UPVC double glazed French doors to patio, single ceiling light point, coving, radiator, wood effect LVT flooring

KITCHEN 9' 5" x 9' 5" (2.87m x 2.87m) UPVC double glazed window to rear aspect, single ceiling light point, smooth plastered ceiling, range of fitted wall and base units with hardwood work surface, under plinth lighting, cupboard housing the Glow Worm gas fired boiler which serves the central heating, four ring induction hob with space under for electric oven, space for free standing fridge/freezer, understairs storage cupboard, part glazed double glazed door leads through to:

COVERED SIDE PASSAGE With corrugated polythene roof and door to the front leading to the driveway and a door to the rear leading onto the patio, utility cupboard with space and plumbing for washing machine, space for tumble dryer and low level WC, inset LED lights and separate storage cupboard with power and light

FROM THE ENTRANCE HALL, STAIRS LEAD TO: FIRST FLOOR LANDING Which has a UPVC double glazed side aspect window, single ceiling light point, hatch giving access to loft

BEDROOM 1 12' 9" x 9' 10" (3.89m x 3m) UPVC double glazed window to front aspect, smooth plastered ceiling, single ceiling light point, built in wardrobe as well as a separate fitted wardrobe, airing cupboard with hot water tank and fitted immersion and shower pump

BEDROOM 2 10' 7" x 10' 6" (3.23m x 3.2m) UPVC double glazed window to rear aspect, single ceiling light point, smooth plastered ceiling, radiator

SHOWER ROOM Obscure UPVC double glazed window to rear aspect, four inset LED spotlights, white shower suite comprising double shower tray with rain shower over and separate hand held shower attachment, low level WC, pedestal wash basin with storage underneath, chrome ladder style heated towel rail, tiled walls, tiled flooring with underfloor heating

OUTSIDE - FRONT To the front of the property is a tarmac driveway providing off street parking for several vehicles.

OUTSIDE - REAR Immediately adjoining the rear of the property is a stone flag patio following onto a landscaped garden which is mainly laid to lawn with brick edging. To one side of the lawn is a pebbled area and to the other there is shrub and plant borders. The garden is enclosed by panelled fencing.




COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Ref: 14286



| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |





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