

**27 Churchill Crescent, Parkstone,
Poole, Dorset, BH12 2NG**

**£335,000
Freehold**



*** NO FORWARD CHAIN *** Quietly situated within a cul de sac a short distance away from Livingstone Road Junior School and excellent local amenities lies this traditional semi-detached family home. The accommodation comprises a good size entrance hallway, under stairs cloakroom, lounge, dining room, kitchen, three bedrooms (two double and one single) and shower room. Whilst there is double glazing (where specified) and gas fired central heating the house does require complete modernisation throughout, which we feel represents an ideal refurbishment project for those seeking to place their stamp on a property. There is a block paved driveway providing off road parking, a lean to which leads round to the rear garden and located here is a storage shed and a good size workshop.

WOODEN PART SINGLE GLAZED OPAQUE DOOR

With single glazed opaque windows leads through to:

PORCH Wooden panelled ceiling, tiled floor, this then leads up to a UPVC part double glazed door and into:

ENTRANCE HALLWAY Textured and coved ceiling, light point, UPVC double glazed window to side aspect, dado rail, central heating control dial, stairs give access to first floor accommodation, understairs storage area housing the gas meter and electric consumer unit, radiator, doors then lead off to:

CLOAKROOM WC, dado rail, light point, wooden flooring, single glazed opaque window.

LOUNGE 13' 10" into bay x 11' (4.22m x 3.35m) Coved ceiling with light point and ornate ceiling rose, UPVC double glazed semi-circular bay window, radiator, focal point gas fire, sliding door then leads through to:

DINING ROOM 13' x 10' (3.96m x 3.05m) Coved ceiling with light point with ornate ceiling rose, radiator, decorative fireplace, radiator, double glazed sliding patio doors giving access out onto the decking and rear garden.

KITCHEN 14' 9" x 7' (4.5m x 2.13m) Comprising a range of light wooden fronted wall and base units, roll edge marble effect worksurfaces, space for free standing appliances to include gas cooker with stainless steel chimney style extractor hood above, upright fridge/freezer and washing machine, scratch resistant single drainer sink with mixer tap, shelving, UPVC double glazed window to rear aspect, downlighters, part tiled walls, double glazed opaque door leading out to the lean to and garden.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO:

FIRST FLOOR LANDING Coved and textured ceiling, loft access hatch providing roof storage space, single glazed opaque window to side aspect, doors then lead off to:

BEDROOM 1 14' into bay x 11' (4.27m x 3.35m) UPVC double glazed Semi circular bay window, telephone point, radiator, exposed wooden floorboards.

BEDROOM 2 13' x 11' into recess (3.96m x 3.35m) UPVC double glazed window to rear aspect, radiator, airing cupboard housing the gas combination boiler, slatted shelving for linen storage, exposed wooden floorboards.

BEDROOM 3 8' x 6' 2" (2.44m x 1.88m) UPVC double glazed window to front aspect, radiator, exposed wooden floorboards.



SHOWER ROOM Comprising of a corner built in shower cubicle with glass sliding doors, chrome trim, Mira Creda electric shower, low flush push button WC, wash hand basin with mixer tap, shelving and mirror above, UPVC double glazed opaque window, downlighters and vertical white radiator.

OUTSIDE - FRONT To the side there is a section laid out with artificial grass and some mature plants and shrubbery. A block paved driveway provides off road parking and this leads up to a wrought iron latch gate and to the lean-to providing covered storage with polycarbonate roof and windows to the side. This then continues around and into:

OUTSIDE - REAR Immediately abutting the property is a decking area suitable for outside dining/garden furniture, the remainder of the garden is laid to lawn with a slightly raised shingle area to the rear. Metal effect constructed storage shed and large workshop measuring 19' x 7' 2" narrowing to 6' 1" with two doors providing access from the front and side, single glazed windows, power and light.

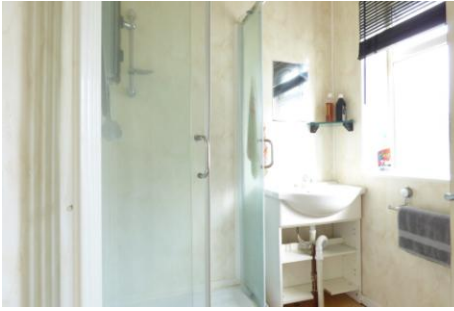
COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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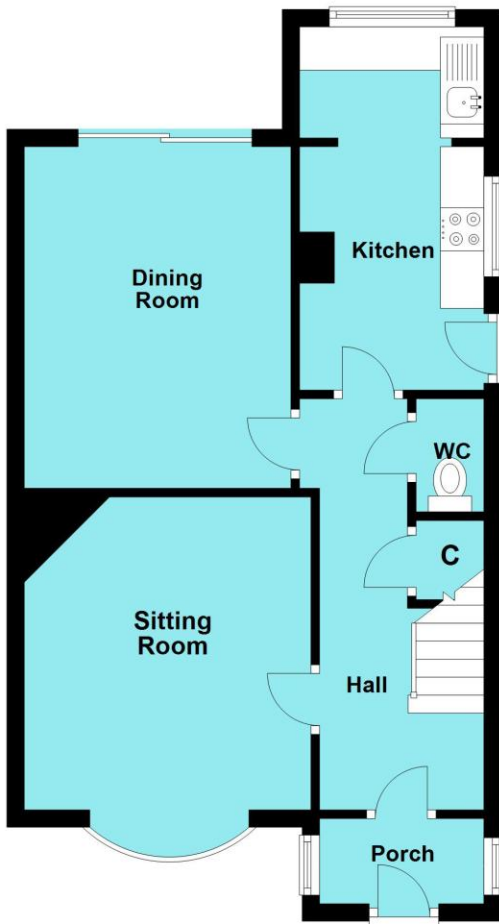


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



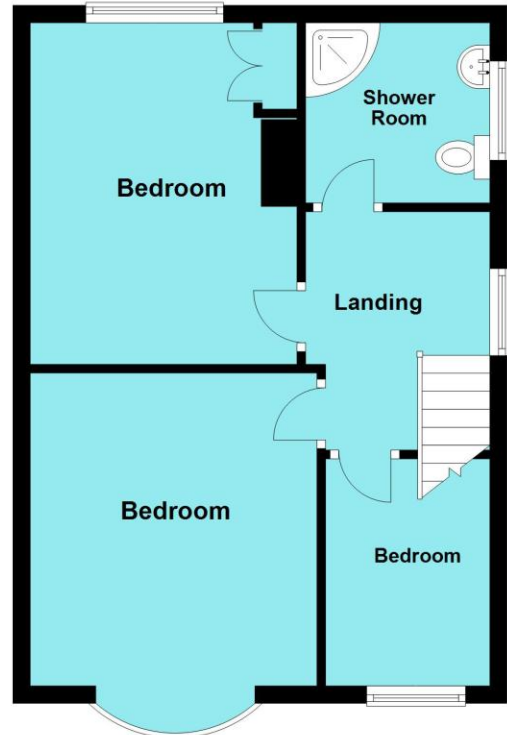
Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 86.2 sq. metres (928.3 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 error, omission or 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 tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk