

17 Apsley Crescent  
Poole BH17 7LX

Price Offers in Excess of **£475,000** Freehold



A BEAUTIFULLY PRESENTED THREE BEDROOM  
DETACHED FAMILY BUNGALOW WITH OPEN  
PLAN LIVING AND OFFERING A LARGE REAR  
GARDEN, SET IN A QUIET AND POPULAR  
RESIDENTIAL LOCATION. VENDOR SUITED.



Total area: approx. 120.5 sq. metres (1296.6 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 Omissions 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.

- \* ENTRANCE HALLWAY**
- \* CLOAKROOM/UTILITY ROOM 5'9" x 5'4" (1.79m x 1.64m)**
- \* OPEN PLAN KITCHEN/DINING ROOM 21'7" x 17'4" (MAXIMUM)  
(6.61m x 5.3m)**

  - \* SITTING ROOM 12' x 11'2" (3.65m x 3.41m)**
- \* BEDROOM ONE 13'5" INTO BAY x 10'8" (4.11m x 3.29m)**
- \* BEDROOM TWO 13'5" INTO BAY x 10'8" (4.11m x 3.29m)**

  - \* BEDROOM THREE 9'6" x 8'8" (2.92m x 2.68m)**
  - \* SHOWER ROOM 6' x 5'4" (1.82m x 1.64m)**
- \* PAVED DRIVEWAY**
- \* OFF ROAD PARKING**
- \* LARGE REAR GARDEN WITH TWO TIMBER CABINS**
- \* DOUBLE GLAZED WINDOWS**
- \* GAS FIRED CENTRAL HEATING WITH RADIATORS**







**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway with access to loft space. The cloakroom/utility room has a low level flush WC, wash hand basin with mixer tap, tiled splashback and vanity unit beneath, space and plumbing for washing machine and tumble dryer and wall mounted 'Glow-worm' gas fired central heating boiler. The open plan kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated fridge, freezer, dishwasher, oven and combination microwave, five ring burner induction hob with extractor fan above, feature inset spotlighting, two double opening patio doors to the rear garden, further window to the side aspect and vertical radiators. The sitting room is open plan to the dining area and features an electric fire.

There are two double bedrooms to the front of the property and bedroom three has a side aspect window. The shower room comprises shower cubicle with wall mounted dual showers, low level flush WC, wash hand basin with mixer tap and vanity unit beneath and fitted mirror above, wall mounted heated towel rail, fully tiled walls and floor.

The front of the property is mainly laid to shingle providing off road parking for a number of vehicles. A block paved driveway leads to the rear of the property. A particular feature of the bungalow is the large rear garden which is mainly laid to lawn and paved patio area. There are two newly constructed timber cabins offering versatile office space or storage, both with power and light.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road taking the last turning on the right into Chetwode Way. At the T-junction turn left into Kitchener Crescent and follow the road round leading into Marshall Road. Then take the next left hand turning into Apsley Crescent.

**COUNCIL TAX:** Band D BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1759**