

42 Halstock Crescent
West Canford Heath
Poole BH17 9BA

Price **£395,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW
SITUATED IN A POPULAR RESIDENTIAL
LOCATION, NOW IN NEED OF GENERAL
UPDATING THROUGHOUT AND OFFERED TO
THE MARKET WITH NO FORWARD CHAIN.



Total area: approx. 98.7 sq. metres (1061.9 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.

- * **ENTRANCE HALL 8'7" x 4'8" (2.65m x 1.46m)**

- * **CLOAKROOM 7' x 2'9" (2.13m x 0.88m)**

- * **LOUNGE/DINING ROOM 19'5" (MAXIMUM) x 16'4" (MAXIMUM)
(5.94m x 4.99m)**

- * **KITCHEN 12'8" x 8'8" (3.9m x 2.68m)**

- * **INNER HALLWAY 9'5" (MAXIMUM) x 9'4" (MAXIMUM) (2.9m x 2.87m)**

- * **BEDROOM ONE 12'4" x 10'5" (3.78m x 3.2m)**

- * **BEDROOM TWO 11'2" x 10'5" (3.41m x 3.2m)**

- * **BEDROOM THREE 9'2" x 8' (2.8m x 2.44m)**

- * **SHOWER ROOM 6'9" x 6'7" (2.1m x 2.04m)**

- * **DRIVEWAY PARKING**

- * **SINGLE GARAGE**

- * **GOOD SIZE REAR GARDEN**

- * **DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, a double glazed frosted front door with matching side screen gives access into the entrance hall which has telephone point, storage cupboard with double opening doors, further cupboard housing 'Potterton' gas fired boiler and access into the cloakroom which has frosted window to side, low level flush WC and wash hand basin with hot and cold tap with tiled splashback. The spacious lounge/dining room has two windows to front aspect, further window to side, TV point and central fireplace with inset electric fire. The kitchen has window and door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, serving hatch through to the dining area, nest of three drawers, space for undercounter fridge and washing machine, tiled flooring and integrated appliances to include oven, grill and four ring gas hob. The inner hallway has loft access via a hatch and airing cupboard with hot water tank and slatted shelving.

Bedrooms one and two both have windows to rear aspect with pleasant views over the rear garden and benefit from fitted wardrobes. Bedroom three has window to front aspect and has built in wardrobes with sliding doors. The shower room has frosted window to side, fully tiled walls, low level flush WC, wash hand basin with vanity unit beneath and shower cubicle with 'Mira' shower.

To the front of the property, the driveway provides off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and personal door to rear. The rear garden has a patio running adjacent to the property providing ample seating with steps leading to the remainder which is laid to lawn, all of which are bound by timber fence, brick wall and mature shrub borders. The property also benefits from a brick built outhouse which has double opening doors, light and power. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the next roundabout turn left into Tollerford Road. Halstock Crescent is the second turning on the right hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band E

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: R1830