

**52 Kitchener Crescent, Poole,
BH17 7HX**

**£350,000
Freehold**



A well presented and extended three bedroom semi-detached home situated in this popular location. The property has gas fired heating with radiators and UPVC double glazing and has been extended to the side and rear to provide an additional study/snug and a large conservatory/dining area opening onto the rear garden. To the front of the house double gates open onto a generous area of block paving and the rear garden has been arranged for ease of maintenance being predominantly laid to patio with a central covered pergola and substantial store. The house is conveniently situated within walking distance to schooling for all age groups and also a number of local shops. The centres of Broadstone and Poole are easily reached by a regular bus service or by road.

ENTRANCE CANOPY With outside light, UPVC double glazed door leads to:

ENTRANCE HALL Radiator, coved ceiling, window to side aspect, telephone point, wood effect laminate flooring, door leads to the lounge/dining room

LOUNGE 13' 11" x 10' 10" (4.24m x 3.3m) Coved ceiling, radiator, window to front aspect, wood effect laminate flooring, fireplace with living flame gas fire, this then opens to:

DINING AREA 9' 3" x 7' 6" (2.82m x 2.29m) Space for table and chairs, wall mounted heating thermostat control, light dimmer control switch, continuation of the wood effect laminate flooring, radiator, UPVC French doors opening to the conservatory. A door from the dining area leads to:

KITCHEN 9' 4" x 9' 3" (2.84m x 2.82m) A range of gloss white units comprising of single bowl single drainer sink unit with centre mixer tap, double opening window to the conservatory adjacent stone effect worktop surfaces with a range of drawers and base storage cupboards below with integrated dishwasher and then eye level wall mounted units over, electric hob. To the opposite side of the kitchen is an integrated oven, wall mounted Glow Worm boiler serving the heating and domestic hot water supply, tall contemporary radiator, understairs recess providing space for a fridge/freezer and archway to:

STUDY/SNUG 11' 9" x 9' 2" (3.58m x 2.79m) Vaulted ceiling with Velux windows, ceramic tiled floor, window to front aspect, UPVC double glazed French doors lead to:

CONSERVATORY 24' 9" x 8' 10" (7.54m x 2.69m) This room has been constructed with a brick plinth and brick walls to either end and then UPVC double glazed windows and roof. There are two radiators, wood effect ceramic tiled floor, light dimmer control switches and UPVC double glazed French doors open to the rear garden

STAIRCASE FROM THE RECEPTION HALL LEADS TO: FIRST FLOOR LANDING Coved ceiling, window to side aspect, loft hatch gives access to the roof space

BEDROOM 1 10' 6" x 10' 6" (3.2m x 3.2m) Radiator, window overlooking the rear garden

BEDROOM 2 9' 11" x 7' 9" plus wardrobes (3.02m x 2.36m) Radiator, window to front aspect, built in floor to ceiling sliding door wardrobe units and further built in double storage cupboard

BEDROOM 3 7' 5" x 6' 11" (2.26m x 2.11m) Radiator, window to front aspect, built in cabin style bed

SHOWER ROOM Originally the bathroom now having a fully tiled shower cubicle with Triton shower controls, WC, wash hand basin with cabinet below, chrome heated towel rail, ceramic tiled floor and window

OUTSIDE - FRONT To the front of the property there is a brick wall with pillars interspersed with timber panelled fencing, a set of double gates with pedestrian gate then open onto a block paved driveway which is enclosed to both side boundaries by timber panelled fencing.



OUTSIDE - REAR The rear garden has been arranged for ease of maintenance being predominantly laid to paving punctuated by areas of decking. There is a central tiled pergola with light, heating and decorative paved flooring and then to the rear of the garden is a substantial block built garden store with power and light and plumbing for an automatic washing machine. The rear garden is fully enclosed by timber panelled fencing and has outside lighting, a power supply and a water tap.

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: 15452



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

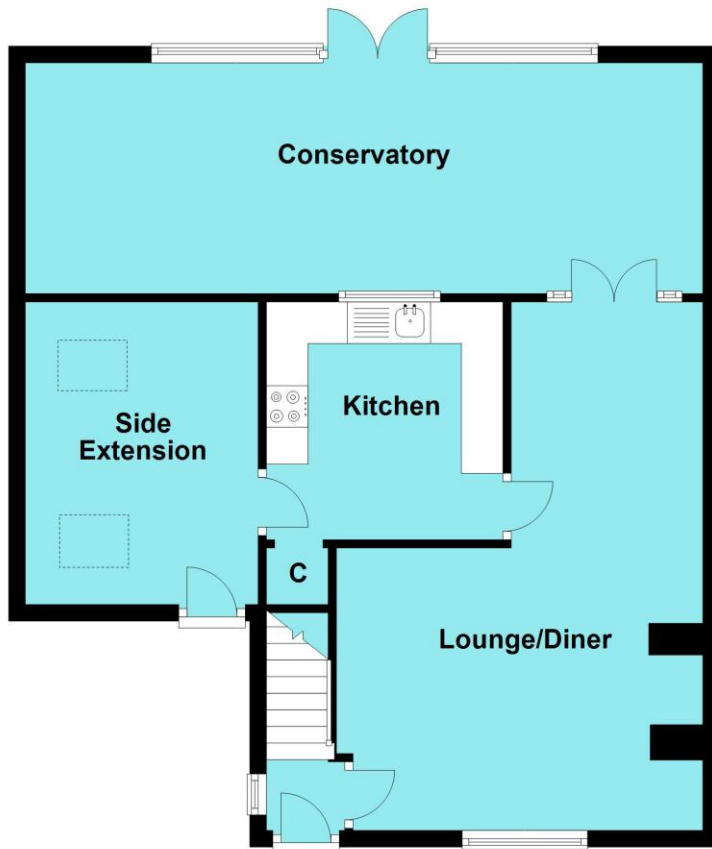


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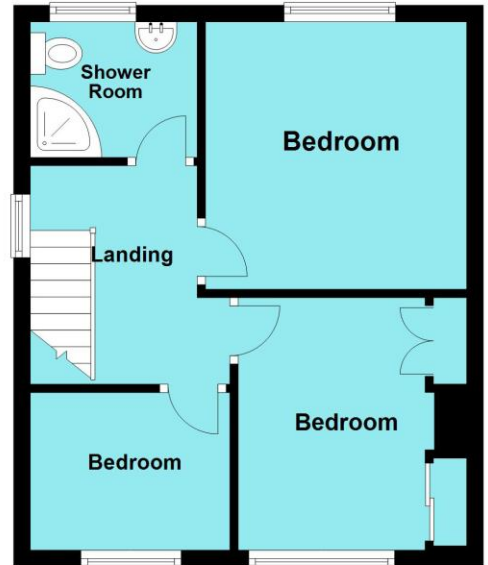
Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



Total area: approx. 100.8 sq. metres (1085.4 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.

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