

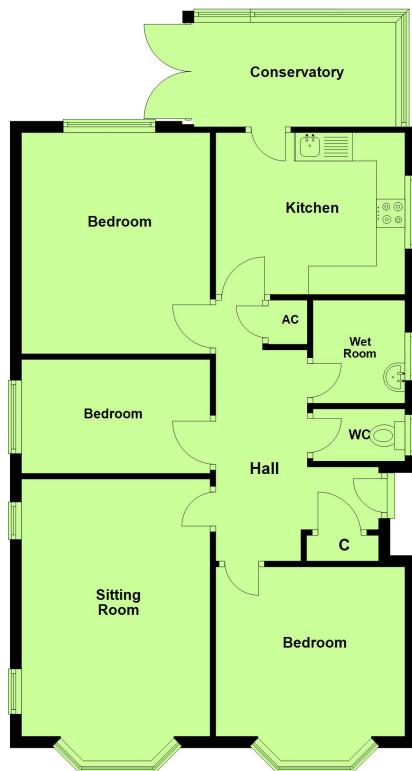
19 Denison Road
Poole BH17 7LT

Price **£375,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW
SITUATED IN A QUIET AND POPULAR
RESIDENTIAL LOCATION, OFFERED TO
THE OPEN MARKET FOR THE FIRST TIME
SINCE ORIGINALLY OCCUPIED IN 1956.

Ground Floor



Total area: approx. 76.8 sq. metres (826.3 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 and 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 14'3" x 9'2" (MAXIMUM) (4.35m x 2.79m)**
- * **SITTING ROOM 15'4" INTO BAY x 11'2" (4.69m x 3.41m)**
 - * **KITCHEN 10'3" x 8'1" (3.13m x 2.46m)**
 - * **CONSERVATORY 11'9" x 6'2" (3.62m x 1.88m)**
- * **BEDROOM ONE 12'2" INTO BAY x 10'3" (3.71m x 3.13m)**
 - * **BEDROOM TWO 11'5" x 11'1" (3.51m x 3.38m)**
 - * **BEDROOM THREE 11' x 7'4" (3.35m x 2.25m)**
 - * **WET ROOM 5'5" x 5'5" (1.67m x 1.67m)**
 - * **CLOAKROOM 5'5" x 2'4" (1.67m x 0.73m)**
- * **FRONT & REAR GARDENS**
- * **DRIVEWAY PARKING**
- * **DETACHED SINGLE GARAGE**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, via an open storm porch, a double glazed frosted front door gives access into the entrance hallway which has telephone point, loft access via a hatch and two useful storage cupboards; one of which houses the wall mounted boiler. The light and airy sitting room has feature bay window to front aspect, two further frosted windows to side, picture rail, TV point and central fireplace with tiled hearth, surround and mantel. The kitchen has window to side aspect, further window and door to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and hot and cold taps, space for tall fridge/freezer and integrated appliances to include oven, grill and four ring gas hob. Off the kitchen is the conservatory which has double opening doors leading to the rear garden and space for washing machine and tumble dryer.

Bedroom one has feature bay window to front aspect, picture rail, two further frosted windows to side and built in storage cupboard. Bedroom two, currently being used as a second sitting room, has window to rear aspect, TV point, picture rail and central fireplace with tiled hearth, surround and mantel. Bedroom three has window to side aspect and picture rail. The wet room has frosted window to side aspect, part tiled walls, wash hand basin with hot and cold taps and 'Mira' shower. The separate cloakroom has frosted window to side aspect and low level flush WC.

To the front of the property is an area laid to lawn and pea shingle bound by low level brick wall and timber fence borders. Via double opening wrought iron gates, a tarmac driveway provides off road parking in turn leading along the side of the property to the garage which has single up and over door, window and door to side, light and power. (AGENTS NOTE: Limited access to the garage). The secluded rear garden has a patio running adjacent to the property in turn leading to the remainder which is laid to lawn, all of which have timber fence borders.



**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 then take the third turning on the left into Apsley Crescent. Denison Road is the first turning on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

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: R2056