

**112 Kitchener Crescent, Hillbourne,
Poole, BH17 7HY**

**£264,950
Freehold**



A well cared for three bedroom semi detached home benefitting from gas fired heating with radiators and UPVC double glazing with UPVC fascia's and soffits. The property is now in need of updating, however, offers a great opportunity for those purchasers wishing to put their own stamp on a home and the house also has the potential to extend as neighbouring properties have done so, subject to the usual planning permissions. To the ground floor there is a lounge with a generous kitchen/breakfast room which leads to the conservatory overlooking the rear garden. A long driveway leads along the left hand side of the property and provides off road parking for a number of vehicles and leads to the single garage. The property is located within a moment's walk of schooling and amenities and the centre of Broadstone can be easily reached by bus. The property is offered with the benefit of no forward chain.

ENTRANCE VIA Enclosed entrance porch and glazed front door leads to:

ENTRANCE HALL Telephone connection point, radiator and under stairs storage cupboard.

LOUNGE 17' 7" x 10' 10" (5.36m x 3.3m) Coved ceiling, wall mounted heating thermostat control, two radiators, TV aerial connection, fireplace fitted with a gas fire and aluminium framed single glazed patio doors lead to the conservatory.

KITCHEN/BREAKFAST ROOM 14' 2" x 11' 6" (4.32m x 3.51m) Comprising one and a half bowl single drainer sink unit with centre mixer tap with adjacent work top surfaces with a range of drawers and base storage cupboards below with space and plumbing available for automatic washing machine. Space suitable for a refrigerator, integrated four ring gas hob with extractor canopy over and electric oven below, adjacent to the oven a panel conceals the boiler serving heating and hot water supply. Eye level wall mounted units, space suitable for an upright fridge/freezer with cupboards above, coved ceiling, dual aspect windows, radiator, space for breakfast table and chairs and door leads to:

CONSERVATORY 15' 11" x 7' 11" (4.85m x 2.41m) UPVC polycarbonate roof, wall mounted BAXI gas heater, power and lights available, TV aerial connection point, French doors opening to the rear garden and glazed door leading to a covered side porch.

Staircase to the reception hall with two half landings and two windows to the front aspect leads to the.

FIRST FLOOR LANDING Loft hatch with sliding ladder gives access to the roof space.

BEDROOM ONE 12' 1" x 10' 10" (3.68m x 3.3m) Window to the rear aspect, radiator, space for a bed with headboard and matching bedside cabinets. To the opposite side of the bedroom are two double wardrobe units with suitable space for wall mounted television with TV aerial connection with box cupboards over.

BEDROOM TWO 12' 0" x 9' 3" (3.66m x 2.82m) Window to the rear aspect, radiator, built in double door airing cupboard housing the pre-insulated hot water cylinder with cupboard above.

BEDROOM THREE 10' 10" x 6' 5" (3.3m x 1.96m) Window to the front aspect and radiator.

BATHROOM Modern white suite comprising panel enclosed bath with wall mounted Mira shower and shower attachment. Wash hand basin with centre mixer tap with cabinet below, low flush WC, radiator, partly tiled walls and window.

OUTSIDE - FRONT There is a brick wall with brick pillars and a pedestrian gate, the front garden is predominantly laid to lawn, double wrought iron gates open onto the long driveway providing off road parking for numerous vehicles and leading to the detached single garage with up and over door and an outside light. The garage has power and light and a door to the rear garden. A garden gate with adjacent wall leads from the driveway to the:



REAR GARDEN Directly to the back of the house there is a covered porch and concrete patio area. This then leads to an area of hard standing, paved pathway leading to a timber built garden shed and an area of lawn. The rear garden is enclosed by timber panelled fencing. Water tap.

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

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