



## 69 Kitchener Crescent, Poole BH17 7HY

An excellently presented three bedroom semi-detached home benefitting from a generous conservatory, ample off road parking and a large rear garden. Must be viewed!

**EPC: 64 Council Tax Band: B Price: £325,000 Freehold**









## Key Features

---

- THREE BEDROOMS
- LIVING ROOM
- EXCELLENT KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- FULLY TILED BATHROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- DRIVEWAY & LARGE FRONTAGE WITH EXCELLENT OFF ROAD PARKING
- OVERSIZE REAR GARDEN WITH PATIO & DECKED AREA
- MUST BE VIEWED!

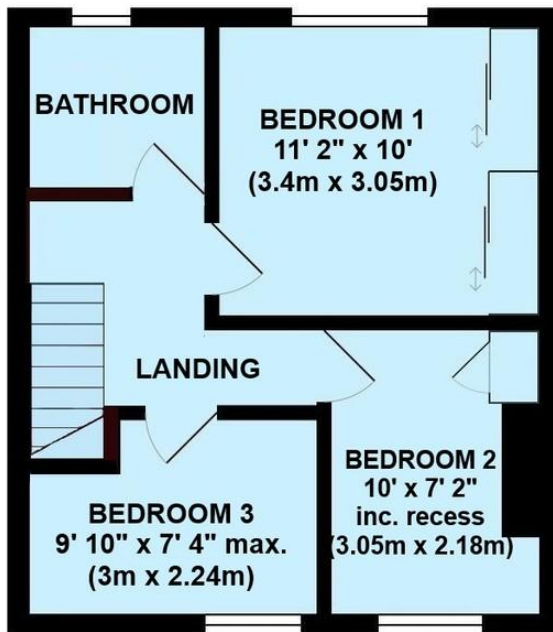
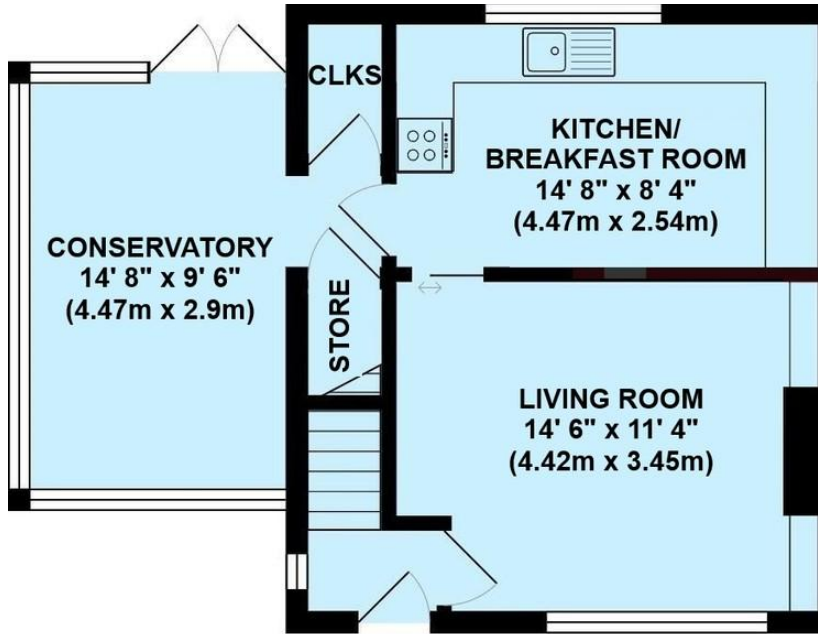
## The Property

---

Found on a continually popular development about a mile from Broadstone, here is an opportunity to acquire a refurbished semi-detached home set on a large plot. Upon entering the property there is an entrance hall which in turn continues to the living room. From there is access to the excellent kitchen/breakfast room, together with downstairs cloakroom and useful understairs cupboard. An internal door leads to a large conservatory which overlooks the rear garden.

Once you ascend the stairs to the first floor landing, there are three bedrooms together with a newly fitted fully tiled bathroom. Externally, there is an enclosed front garden providing excellent off road parking, whilst the landscaped rear garden is of a good size and has the added benefit of a patio and decked area, perfect for entertaining.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



[rightmove](#)



**wt**  
**WILSON THOMAS**  
ESTATE AGENTS