

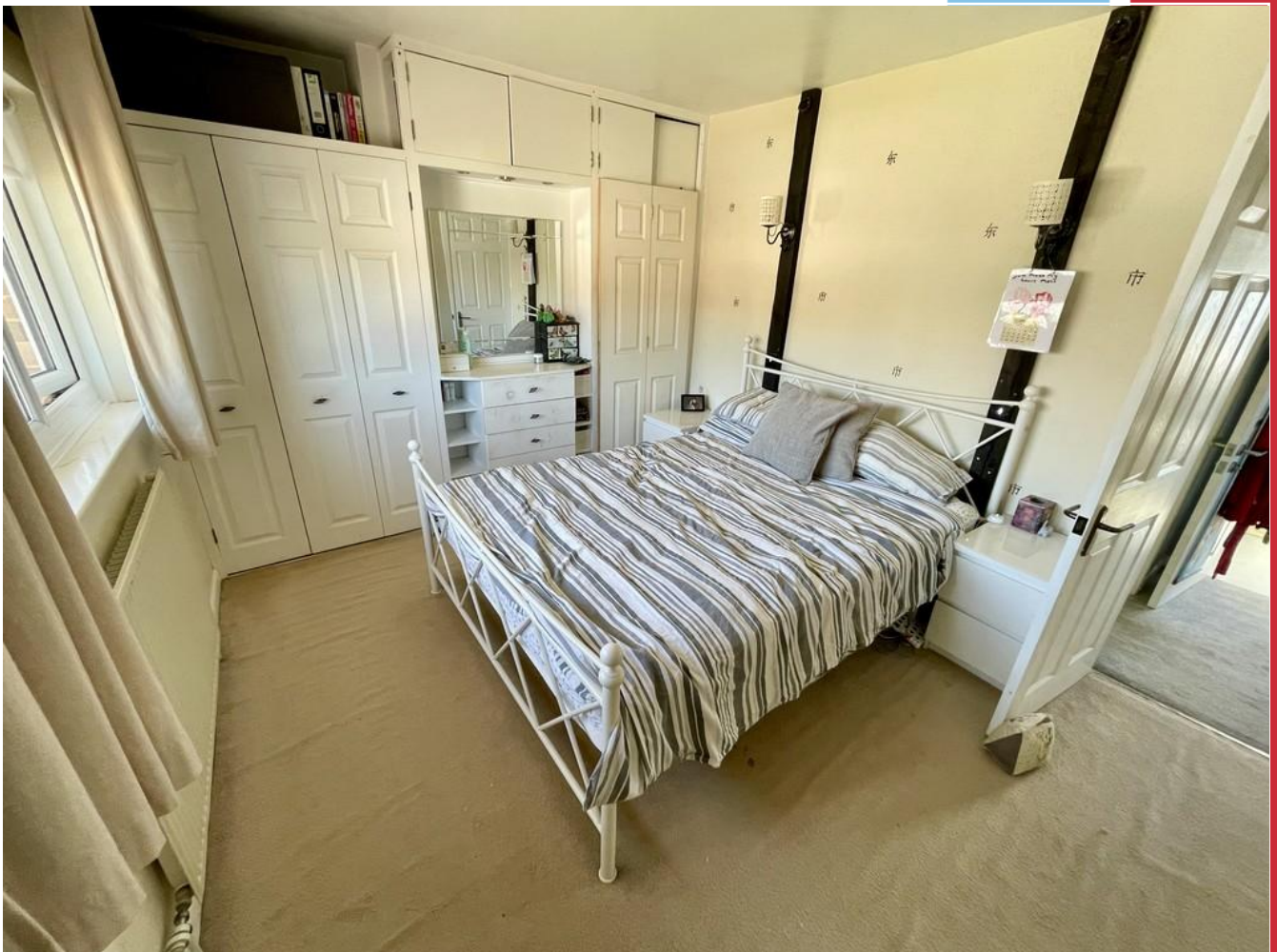


98 Kitchener Crescent, Poole BH17 7HY

An excellent opportunity to acquire a two double bedroom semi-detached home set on an extra wide plot offering scope for extension and benefitting from a large southerly facing rear garden.

EPC: TBC **Council Tax Band:** C **Price:** £299,950 Freehold

 **2**
 **1**
 **1**





Key Features

- TWO BEDROOM SEMI-DETACHED HOME
- LIVING ROOM OVERLOOKING FRONT GARDEN
- WELL FITTED KITCHEN
- BEDROOM 1 WITH FITTED WARDROBES
- FAMILY BATHROOM
- OFF ROAD PARKING FOR 4 VEHICLES
- SPACE FOR BOAT/CARAVAN IF REQUIRED
- EXCELLENT REAR GARDEN APPROX. 50' x 30' WITH OUTBUILDINGS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

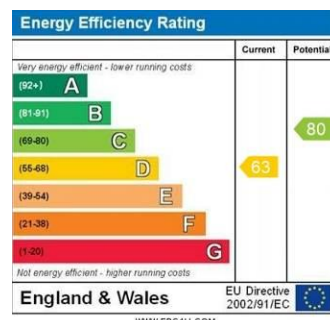
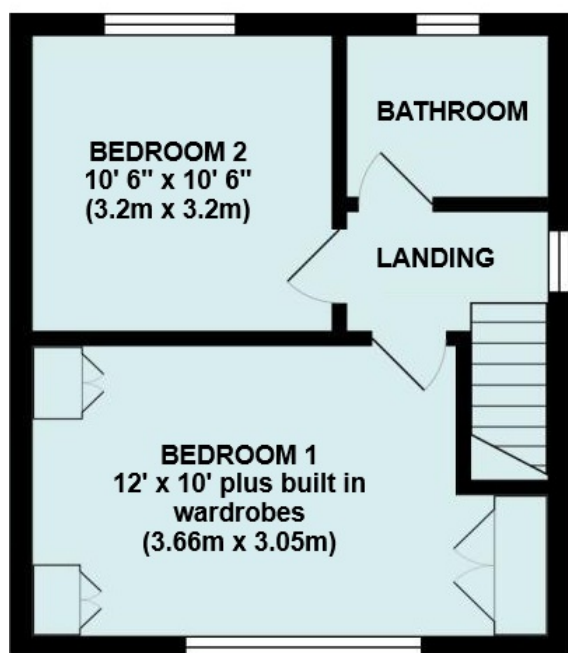
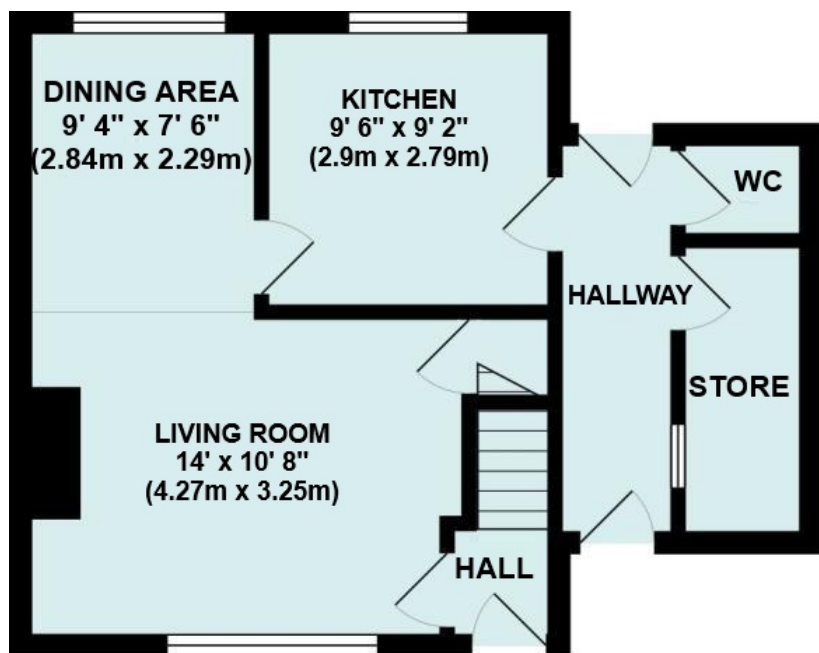
The Property

Upon entering the property, from the hallway, access is made to the living room which overlooks the front garden. From here one leads into the excellent dining area which overlooks the rear garden. The well fitted kitchen has a useful understairs storage area and there is a Gloworm wall mounted gas boiler. A double glazed door leads out to the side porch where there are a range of outbuildings and access to the rear garden.

On the first floor landing, there is a side window, together with access hatch to the loft area. Bedroom 1 has a range of built in wardrobes and cupboards. Bedroom 2 is also a double room and overlooks the rear garden. There is a part tiled bathroom with

heated towel rail.

The front garden is neatly landscaped with a level lawned area bordered by mature hedgerow. A double width driveway provides parking for up to four vehicles, whilst there are timber gates leading to a hidden storage area, suitable for a boat/caravan if needed. A side gate provides side access and there are a range of outbuildings which could be converted if needed. The excellent rear garden measures approximately 50' x 30' and enjoys a pleasant southerly aspect. There is a level lawned area together with patio/entertaining area. Timber garden store together with gravelled area for ease of maintenance.



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



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