

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

HILL CREST ROAD

POOLE, BH12 3LA

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £325,000

ENTRANCE HALL

When entering into the property you are welcomed in to the entrance hall which leads to Dining/Kitchen on your right and the lounge to the left.

LOUNGE

Good size lounge with log burner fireplace and surround. Double glazed window looking over the front garden.

DINING ROOM

Double glazed window to side, radiator, door to walk in storage cupboard under-stairs cupboard,

FITTED KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, built-in oven, built-in gas hob, extractor hood and double glazed window looking out over the garden.

UTILITY ROOM

Fitted with worktop space, space for washing machine and tumble drier & dishwasher, double glazed window and door which leads to garden.

CLOAKROOM

Double glazed window to side, butler style wash hand basin and traditional low-level wc, tiled splash back.

LANDING

BEDROOM 1



Good size double bedroom (ideal as guest room or kids bedroom). Double glazed window over looking the front garden and storage cupboard.

BEDROOM 2

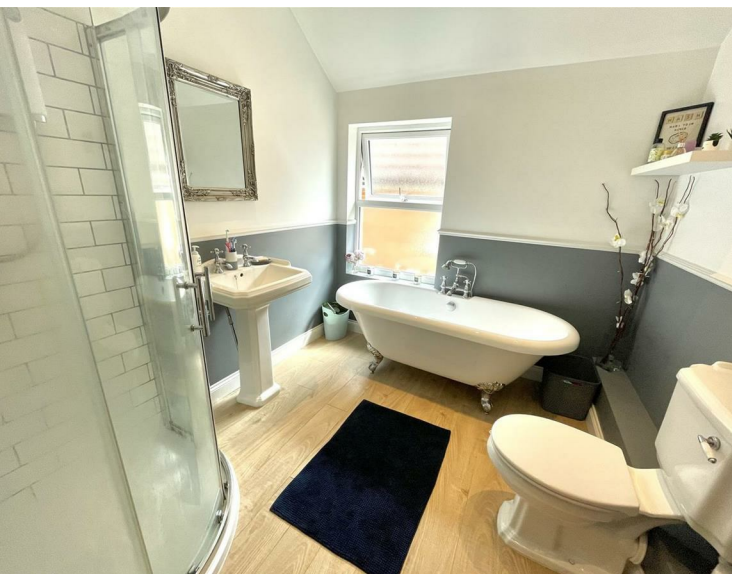
Good size double bedroom (ideal as Master bedroom), double glazed window looking out over the garden and space for wardrobe and dressing table or desk.

BATHROOM

Four piece suite comprising twin end rolled top bath, wash hand basin with base, shower cubicle enclosure with fitted shower and low-level WC, tiled surround, obscure double glazed window and modern traditional style radiator.

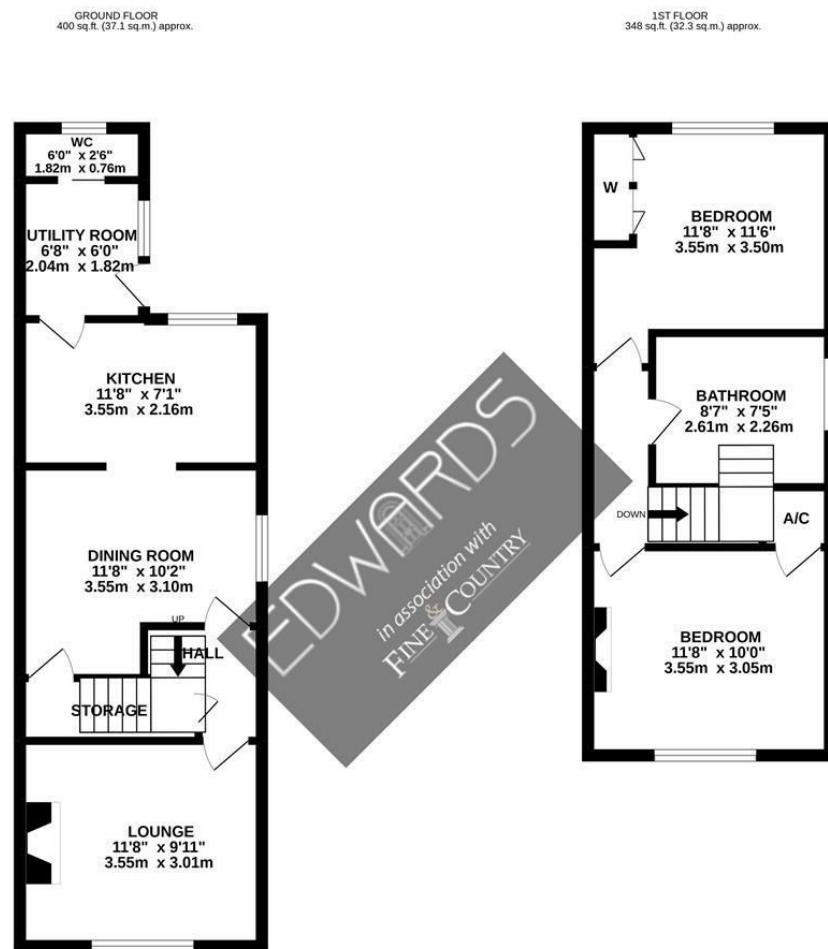
OUTSIDE

The rear garden is exceptionally maintained & is a fantastic enclosed garden for entertaining with friends and family. The front & side is made for low maintenance with shingle and easy access to the rear.









These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing



Fine and Country Dorset Sales Poole, Dorset BH14 8UD

www.edwardestates.com 01202 744944

www.fineandcountry.com

FINE & COUNTRY
Homes from Edwards