

**5 Churchill Crescent, Poole, BH12 2NG**  
**Guide Price £365,000**

**\*\* CUL-DE-SAC LOCATION \*\* SOUTHERLY-FACING PRIVATE GARDEN \*\* PERFECT FAMILY HOME \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached house situated in the residential BH12 postcode. Benefitting from an array of fine features including three bedrooms with bedrooms one and two offering fitted wardrobes, an open-plan kitchen/dining room with integrated appliances, a separate snug lounge to the front aspect, a three-piece family bathroom suite, a Southerly-facing private rear garden with a lean-to and side access, ample storage throughout and a tarmacked driveway with parking for multiple vehicles.

Churchill Crescent is situated in the residential area of Parkstone and is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Churchill Crescent is also located within walking distance to Tesco Express on Herbert Avenue and under 2 miles away from Tower Park which offers Tesco Supermarket, Cineworld, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone train stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, UPVC door to the front aspect, cupboard with the consumer unit, understairs storage, radiator, thermostat, power points and vinyl flooring.

### Living Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, built-in storage, power points, television point and vinyl flooring.

### Open Plan Kitchen/Diner

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, wall and base fitted units, space for a longline fridge/freezer, integrated washing machine, integrated slimline dishwasher, four point electric 'Bosch' hob with integrated 'Bosch' double oven and overhead 'Cooke & Lewis' stainless steel extractor fan, butler sink with feature tap, tiled splash back, fitted longline cupboards, power points, under stairs storage cupboard with space for a tumble dryer, radiator and tiled flooring.

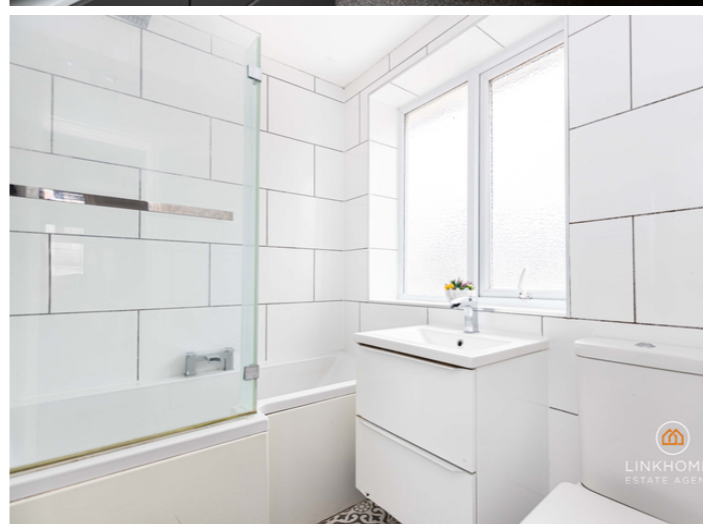
## First Floor

### Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (partially boarded), UPVC double glazed frosted window to the side aspect, wooden balustrades and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, bespoke fitted wardrobes, radiator, power points and carpeted flooring.



### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, fitted wardrobes, radiator, power points and carpeted flooring.

### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, panelled bath, overhead waterfall shower with extra shower head, wall mounted sink with under storage, toilet, stainless steel heated towel rail, tiled walls and tiled flooring.

### Outside

#### Garden

Southerly-facing, mainly laid to lawn with patio area and surrounding wooden fences, shed, side gated access, lean-to and an outside tap.

#### Driveway

Tarmacked driveway with space for multiple vehicles and side gated access.

#### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC:  
Council Tax Band: C - Approximately £2,133.33 per annum.

#### Stamp Duty

First Time Buyer: £3,250  
Moving Home: £8,250  
Additional Property: £26,500