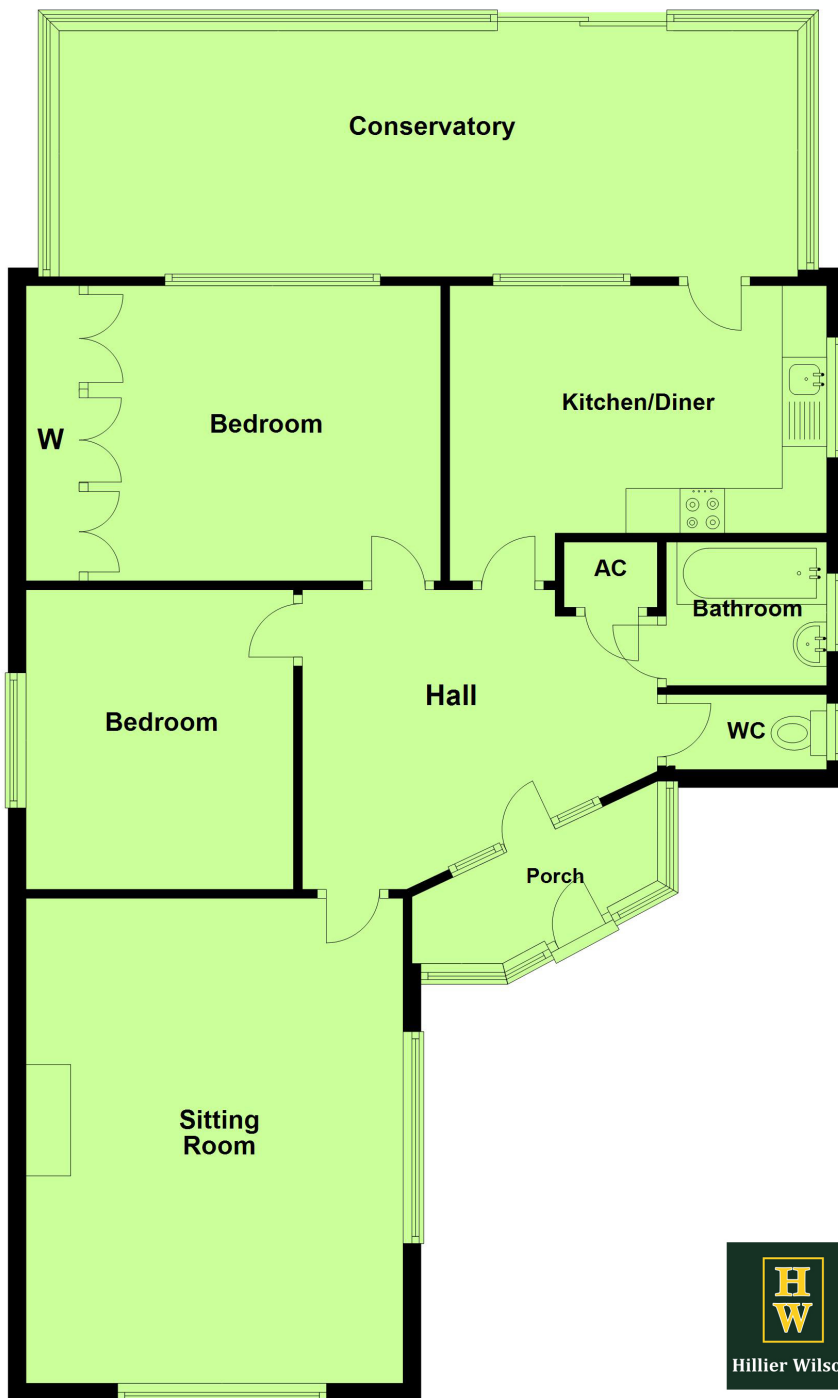


9 Troon Road
Broadstone BH18 9BA

Price **£425,000** Freehold



A SUPERB OPPORTUNITY TO ACQUIRE
A TWO BEDROOM DETACHED FAMILY
BUNGALOW, SET IN A QUIET RESIDENTIAL
LOCATION CLOSE TO BROADSTONE'S
SHOPPING AMENITIES, AND OFFERED TO
THE MARKET WITH NO FORWARD CHAIN.



Total area: approx. 107.0 sq. metres (1151.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

- * **ENTRANCE PORCH 8'9" x 3'8" (2.71m x 1.16m)**
- * **ENTRANCE HALL 12'6" (MAXIMUM) x 11' (MAXIMUM) (3.84m x 3.35m)**
- * **SITTING ROOM 17'9" x 13'8" (5.46m x 4.21m)**
- * **KITCHEN/BREAKFAST ROOM 13'8" x 10'6" (4.21m x 3.23m)**
- * **CONSERVATORY 23'4" x 9' (7.13m x 2.74m)**
- * **BEDROOM ONE 13' TO WARDROBE FRONTS x 10'7" (3.96m x 3.26m)**
- * **BEDROOM TWO 11' x 9'9" (3.35m x 3.02m)**
- * **BATHROOM 6'1" x 5'2" (1.86m x 1.58m)**
- * **CLOAKROOM 6'1" x 2'8" (1.86m x 0.85m)**
- * **SINGLE GARAGE**
- * **DRIVEWAY PARKING**
- * **FRONT AND REAR GARDENS**
- * **GAS FIRED CENTRAL HEATING WITH RADIATORS**
- * **DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

A UPVC glazed front door leads to the entrance porch which in turn leads to the entrance hallway where there is access to loft space and built in airing cupboard with slatted shelving. The spacious sitting room is to the front of the property with dual aspect windows to front and side and gas fireplace (Agents Note: Disconnected). The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, space and plumbing for washing machine and dishwasher, integrated oven with four ring burner gas hob and extractor fan above, single bowl single drainer stainless steel sink unit with mixer tap, wall mounted gas fired central heating boiler, part tiled walls, tiled floor and double glazed door leading to the conservatory with triple aspect windows.

Bedroom one is to the rear of the property with built in wardrobes. Bedroom two with side aspect window. The bathroom comprises bath with twin taps, wall mounted shower, pedestal wash hand basin with twin taps, radiator, fully tiled walls and obscured double glazed window to the side aspect. Cloakroom with low level flush WC, part tiled walls and obscured UPVC double glazed window to the side aspect.

The front garden is predominantly laid to lawn with shrub borders. A block paved driveway provides off road parking for several vehicles in turn leading to the single garage with up and over door and personal door. The rear garden is also predominantly laid to lawn with established shrub and herbaceous borders and greenhouse.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. Take the second turning on the right into Fairview Crescent and then turn right into Fairview Drive. Troon Road is the first turning on the left hand side.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1738