

2 Troon Road
Broadstone BH18 9BA

Price **£425,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW
SITUATED IN A QUIET AND POPULAR
RESIDENTIAL LOCATION OCCUPYING A
SIZEABLE CORNER PLOT AND OFFERED TO
THE MARKET WITH NO FORWARD CHAIN.



Total area: approx. 88.6 sq. metres (953.8 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 HALLWAY**

*** SITTING ROOM 21'8" x 15'2" (6.64m X 4.63m)**

*** KITCHEN 12'7" x 9'4" (3.87m x 2.87m)**

*** BEDROOM ONE 14' x 10'1" (4.27m x 3.08m)**

*** BEDROOM TWO 10' x 9'4" (3.05m x 2.87m)**

*** BEDROOM THREE/DINING ROOM 11'9" x 9'2" (3.63m x 2.8m)**

*** SHOWER ROOM 5'9" x 5'5" (1.8m x 1.68m)**

*** CLOAKROOM 5'7" x 2'8" (1.74m x 0.85m)**

*** FRONT, SIDE AND REAR GARDENS**

*** DRIVEWAY PARKING**

*** SINGLE DETACHED GARAGE**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the UPVC double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has useful storage cupboard with double opening doors, further storage cupboard with wall mounted boiler and slatted shelving and loft access via a hatch. The light and airy sitting room has two windows to front, two windows to side, sliding patio doors leading to the rear garden, TV point and central fireplace with inset gas fire with marble effect hearth, surround and ornate mantel. The kitchen has window and door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap and space for fridge, freezer, washing machine and oven.

Bedroom one has windows to front and side aspect and bedroom two has window to side aspect. Bedroom three, is currently being used as a dining room, has window to rear aspect. The modern fitted shower room has frosted window to side, tiled walls, towel ladder radiator, pedestal wash hand basin with hot and cold tap and shower cubicle with shower. The separate cloakroom has window to side, wash hand basin with hot and cold tap and low level flush WC.

To the front of the property is a large area laid to lawn with mature shrub borders. A driveway provides off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light, power and door to side. The low maintenance rear garden is laid to two sections; the first of which providing ample seating area with two steps leading down to the remainder which is laid to lawn, all of which are bound by timber fence borders. Access along the side in turn leads to the front.





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: E.

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: R1814