

36 Upper Golf Links Road
Broadstone BH18 8BY

Price Guide **£525,000 - £550,000** Freehold



A TRULY UNIQUE OPPORTUNITY TO PURCHASE
A TERRACED FAMILY HOME SITUATED IN ONE OF
BROADSTONE'S MOST SOUGHT AFTER LOCATIONS.
OFFERED TO THE MARKET WITH NO FORWARD CHAIN.



ENTRANCE HALLWAY 12' 2" X 8' 5" (3.71m x 2.59m)

CLOAKROOM 7' 2" X 3' (2.19m x 0.91m)

SITTING ROOM 16' X 14' 3" (4.87m x 4.35m)

INNER HALLWAY 5' 3" X 3' 3" (1.61m x 1.0m)

KITCHEN/BREAKFAST ROOM 13' 8" X 13' 4" (4.2m x 4.08m)

DINING ROOM 14' MAX X 11' 1" (4.26m x 3.38m)

UTILITY ROOM 10' 4" X 9' 5" (3.16m x 2.89m)

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE 17' X 15' 2" (5.18m x 4.63m)

BEDROOM TWO 12' X 12' (3.65m x 3.65m)

BEDROOM THREE 13' 9" X 11' 4" (4.23m x 3.47m)

BEDROOM FOUR 12' X 11' 9" (3.65m x 3.62m)

STORAGE ROOM 15' 7" X 6' 9" (4.78m x 2.1m)

FAMILY BATHROOM 10' 7" X 8' (3.26m x 2.43m)

FRONT AND REAR GARDENS

OFF ROAD PARKING AND SINGLE GARAGE 20' 6" X 11' 7" (6.27m x 3.56m)

PART DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING







ABOUT THIS PROPERTY

Via an open storm porch a timber glazed door gives access into the light and airy entrance hallway which has stairs rising to first floor, telephone point and access into the cloakroom which has frosted window to side, wash hand basin with mixer tap and tiled splashback and low level flush WC. The spacious sitting room has large window to front aspect, TV point and central fireplace with inset electric fire. Via the inner hallway, which has parquet flooring, gives access to the kitchen/breakfast room which has window to side, further window and door to rear, range of wall and floor mounted cupboards, worksurfaces over, single sink with drainer and mixer tap, part tiled walls, tiled flooring and space for dishwasher, oven and tall fridge/freezer. Also off the inner hallway a sliding door leads through to the dining room which has window to rear aspect and access into the utility room which has window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap, access into the garage and space for washing machine and tumble dryer.

The first floor landing has an airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect. Bedroom two has feature window to front aspect and benefits from a built in wardrobe with a cupboard above. Bedrooms three and four both have windows to rear aspect and benefit from wardrobes with cupboards above with bedroom four benefitting from a walk in storage room. The family bathroom has window to rear aspect, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with mixer tap and shower attachment.

To the front of the property is a small area laid to lawn and a driveway providing off road parking for a number of vehicles, in turn leading to the single garage which has up and over door, light, power, wall mounted 'Worcester' boiler and access into the utility room. The low maintenance courtyard garden is mainly laid to slabs providing ample seating area and bound by timber fence, brick wall and mature shrub borders.





DIRECTIONS:

From Broadstone centre proceed to the main roundabout and take the fourth exit into Dunyeats Road and then take the third turning on the left into Upper Golf Links Road.

COUNCIL TAX: Band F. 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: R1820