

7 Witchampton Road  
Broadstone BH18 8HY

Price **£400,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN, NOW IN NEED OF GENERAL UPDATING THROUGHOUT.



**\* ENTRANCE HALLWAY**

**\* SITTING ROOM 15'2" x 12'7" (4.63m x 3.87m)**

**\* CONSERVATORY 15'7" x 8'5" (4.78m x 2.59m)**

**\* KITCHEN 11'9" x 11'6" (3.62m x 3.53m)**

**\* UTILITY ROOM 11'3" x 7'2" (3.44m x 2.19m)**

**\* STUDY 6'5" x 6' (1.98m x 1.82m)**

**\* BEDROOM ONE 15' x 10'2" (4.57m x 3.11m)**

**\* BEDROOM TWO 11'9" x 9' (3.62m x 2.74m)**

**\* SHOWER ROOM 5'8" (MAXIMUM) x 5'8" (1.76m x 1.76m)**

**\* SEPARATE CLOAKROOM 6'1" x 3'2" (1.85m x 0.97m)**

**\* DRIVEWAY PARKING**

**\* SINGLE GARAGE**

**\* FRONT AND REAR GARDENS**

**\* DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

Via the open storm porch, a double glazed frosted door gives access into the entrance hallway which has wood effect flooring, loft access via a hatch and two storage cupboards; one of which houses the hot water tank. The sitting room has windows to both side aspects, TV point, central fireplace with inset gas fire with marble effect hearth, wooden surround and mantel and double opening doors leading to the conservatory which has tiled flooring, windows to rear and side and double opening doors giving access to the garden. The kitchen has windows to rear and side aspects, range of wall and floor mounted cupboards, roll top work surfaces, one and a quarter single sink with drainer and mixer tap, part tiled walls, tiled flooring, nest of four drawers and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. Off the kitchen is the utility room which has window and door to rear, further frosted window to side, range of floor mounted cupboards, roll top work surfaces, single sink with drainer and mixer tap and tiled flooring. The study has window to front aspect.

Bedroom one has window to front aspect, TV point, telephone point and a range of fitted furniture to include wardrobes, drawers and dressing table. Bedroom two has window to side aspect, telephone point and a range of fitted furniture to include cupboards, drawers and wardrobes. The shower room has frosted window to side, fully tiled walls and flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and walk in shower cubicle with shower. The separate cloakroom has tiled flooring, frosted window to side aspect, pedestal wash hand basin with mixer tap with tiled splashback and low level flush WC.

To the front of the property is a low maintenance garden and a block paved 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 and window and door to side. The secluded rear garden has a patio running adjacent to the property with steps leading down to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for shed. Access along the side via a timber gate in turn leads to the front.







**DIRECTIONS:**

From The Broadway proceed down York Road and take the first turning right into Northbrook Road. At the T-junction turn right into Witchampton Road.

**COUNCIL TAX:** Band D BCP Council (Poole)

**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: R1904**