

26 Clarendon Road  
Broadstone BH18 9HY

Offers in Excess of **£400,000** Freehold

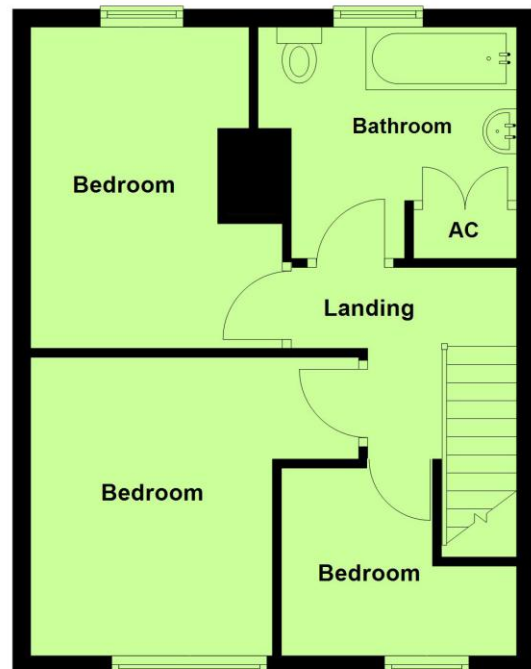


AN OLDER STYLE THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED FAMILY HOME BENEFITTING FROM DOUBLE GARAGE AND SET WITHIN CLOSE PROXIMITY TO BROADSTONE'S SHOPPING AMENITIES AND POPULAR SCHOOL CATCHMENTS. OFFERED TO THE MARKET WITH NO FORWARD CHAIN.

**Ground Floor**



**First Floor**



**Total area: approx. 95.9 sq. metres (1032.6 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 and 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**

**\* LOUNGE 13' 3" X 11' 9" (4.05m x 3.62m)**

**\* DINING ROOM 11' 9" X 9' 4" (3.62m x 2.86m)**

**\* KITCHEN 11' 7" X 7' 9" (3.56m x 2.4m)**

**\* CONSERVATORY 13' 6" X 10' 2" (4.14m x 3.1m)**

**\* DOWNSTAIRS CLOAKROOM 6' 1" X 4' 4" (1.85m x 1.34m)**

**\* FIRST FLOOR LANDING**

**\* BEDROOM ONE 10' 9" X 9' (3.32m x 2.74m)**

**\* BEDROOM TWO 11' 9" X 9' 1" (3.62m x 2.77m)**

**\* BEDROOM THREE 8' 6" X 6' 8" (2.62m x 2.07m)**

**\* FAMILY BATHROOM 9' 3" X 8' 4" (2.83m x 2.56m)**

**\* FRONT AND REAR GARDENS**

**\* OFF ROAD PARKING**

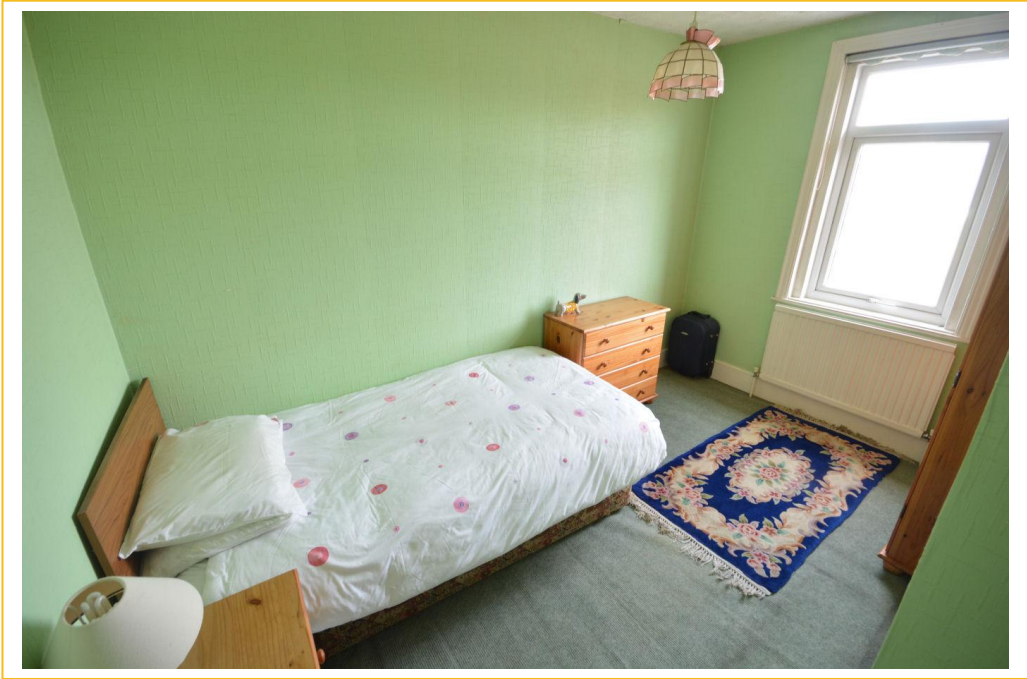
**\* DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GARAGE/WORKSHOP TO REAR**







**ABOUT THIS PROPERTY**

Front door leads to the entrance porch in turn leading to the entrance hallway which has understairs storage cupboard. The lounge is to the front of the property with bay window and feature electric fire with stone surround. The dining room has borrowed light window to the conservatory with door to an inner hallway leading to the downstairs cloakroom which has low level flush WC, wash hand basin with mixer tap, tiled splashback and vanity unit beneath. The kitchen has a range of wall mounted and base storage cupboards and drawers, four ring burner gas hob with extractor fan above, integrated oven, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, wall mounted 'Glow Worm' gas fired central heating boiler, part tiled walls, window to the side aspect and door to the conservatory which has dual aspect windows to the side and rear, tiled floor and two doors to the rear garden.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space. Bedrooms one and three are to the front of the property. Bedroom two is to the rear. The family bathroom is also to the rear and comprises low level flush WC, pedestal wash hand basin with twin taps, panel enclosed bath with twin taps, overhead shower with shower screen, built in cupboard and obscured glazed window to the rear.

Outside, the front of the property is laid to lawn with shrub borders and wrought iron gates giving access to the driveway. The rear garden is predominantly laid to lawn with patio area, shrub and herbaceous borders and greenhouse. To the rear there is a double garage/workshop with power, light and pitched roof storage area, which can also be accessed via Ascot Road. There is access down the side of the property.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road.

**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: R1953**