

133 Clarendon Road  
Broadstone BH18 9HU

Price Guide **£450,000** Freehold



NOW IN NEED OF COMPLETE REFURBISHMENT,  
THIS TWO BEDROOM DETACHED BUNGALOW IS  
SET ON A LARGE PLOT AND OFFERED FOR SALE  
WITH NO FORWARD CHAIN.



### Ground Floor



Total area: approx. 74.3 sq. metres (800.1 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**

**\* CLOAKROOM 5' 4" X 2' 4" (1.64m x 0.73m)**

**\* LOUNGE 13' 8" X 11' 5" (4.2m x 3.5m)**

**\* DINING ROOM 9' 3" X 8' 8" (2.83m x 2.68m)**

**\* KITCHEN 9' 7" X 9' 2" (2.95m x 2.8m)**

**\* BEDROOM ONE 12' 8" X 9' 9" (3.9m x 3m)**

**\* BEDROOM TWO 12' 8" X 9' 1" (3.9m x 2.77m)**

**\* BATHROOM 8' MAXIMUM X 4' 8" (2.43m x 1.46m)**

**\* FRONT AND REAR GARDENS**

**\* SINGLE GARAGE**

**\* OFF ROAD PARKING**

**\* NO FORWARD CHAIN**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The hard wood glazed front door leads to the entrance hallway which has access to loft space and built in storage cupboard. The cloakroom has low level flush WC and obscured glazed window to front aspect. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, part tiled walls, cupboard housing the gas fired central heating boiler and double glazed window overlooking the rear garden. Adjacent to the kitchen is the dining room, again overlooking the rear garden, which in turn gives access to the lounge via double opening doors which has fitted gas fire and sliding patio doors to the rear garden.

Bedroom one is to the front of the property with dual aspect windows and built in cupboard housing a radiator. Bedroom two is also to the front of the property, again with a built in cupboard. The bathroom comprises panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with twin taps and obscured glazed window to front aspect.

Outside, the front of the property is mainly laid to lawn with shrub borders and a driveway providing off road parking, in turn leading to the single garage. The sizeable rear garden has mature shrub and herbaceous borders, patio area and personal door to the garage.





**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: R1974**