

122 Clarendon Road
Broadstone BH18 9HZ

Price **£475,000** Freehold



AN IMMACULATE THREE BEDROOM DETACHED FAMILY BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS BENEFITTING FROM SIZEABLE REAR GARDEN.



Total area: approx. 75.5 sq. metres (812.9 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**

*** OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 22'6" x 18'6"
(6.89m x 5.67m)**

*** BEDROOM ONE 12'7" x 10'11" (3.87m x 3.08m)**

*** BEDROOM TWO 12'3" INTO BAY x 9' (3.75m x 2.74m)**

*** BEDROOM THREE 9'2" x 7'7" (2.80m x 2.35m)**

*** FAMILY BATHROOM 6'4" x 5'6" (1.95m x 1.71m)**

*** SIZEABLE REAR GARDEN**

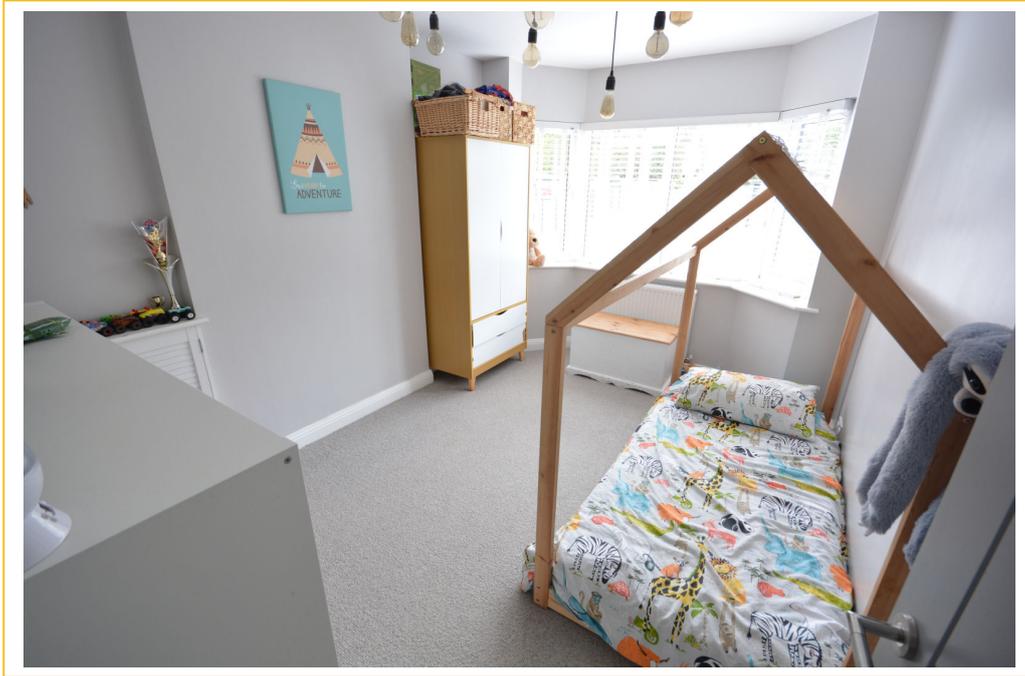
*** OFF ROAD PARKING**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, a UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which in turn via an archway leads through to the open plan lounge/dining room/kitchen which benefits from bi-fold doors leading out to the rear garden, window to side aspect, range of wall and floor mounted cupboards, work surfaces over, single sink with integrated drainer, mixer tap and hot water tap, breakfast bar eating area, two nests of three drawers, cupboard housing wall mounted boiler and a number of integrated appliances to include fridge, freezer, washing machine, dishwasher, oven, grill and six ring ceramic hob with extractor fan.

Bedrooms one and two both have windows to front aspect and bedroom three has window to side. The modern family bathroom has frosted window to side aspect, part tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC, free standing bath with mixer tap and shower over.

To the front of the property is a tarmac driveway providing off road parking for a number of vehicles. One of the main features of this delightful family home is the sizeable rear garden which has a decked area running adjacent to the property providing seating with steps leading down to a paved patio area with the remainder being laid to lawn, both of which have timber fence borders. Access along the side in turn leads to the front.





DIRECTIONS:

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

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

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

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REF: R1599