

7a Westheath Road
Broadstone BH18 8EB

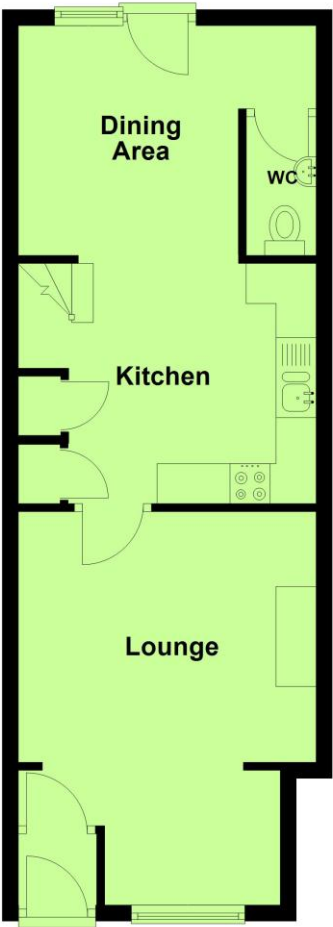
Price Guide **£300,000** Freehold



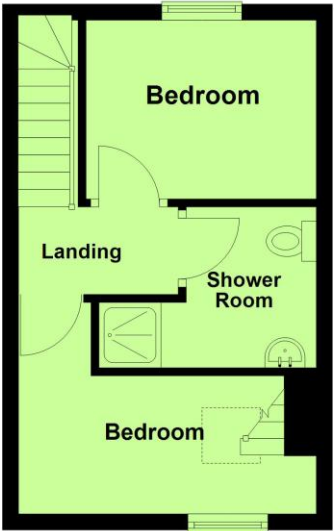
NOW IN NEED OF UPDATING, THIS
CHARACTERFUL TWO BEDROOM
TERRACED COTTAGE IS SITUATED
CLOSE TO THE CENTRE OF BROADSTONE
AND COMES TO THE MARKET WITH NO
FORWARD CHAIN.



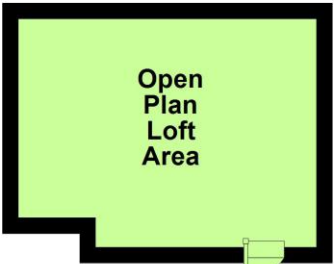
Ground Floor



First Floor



Second Floor



Total area: approx. 73.2 sq. metres (788.2 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 effecency can be given
Plan produced using PlanUp.

- * ENTRANCE PORCH**
- * LOUNGE 16'7" x 12'2" (5.09m x 3.71m)**
- * KITCHEN/DINING ROOM 21'3" (MAXIMUM) x 9'2" (MAXIMUM)
(6.49m x 2.79m)**
- * CLOAKROOM 6'4" x 2'9" (1.95m x 0.88m)**
- * STAIRS RISING TO FIRST FLOOR LANDING**
- * BEDROOM ONE 10'9" x 7'7" (3.32m x 2.34m)**
- * BEDROOM TWO 8'9" x 7' (2.71m x 2.13m)**
- * SHOWER ROOM 8'8" (MAXIMUM) x 5'3" (2.68m x 1.61m)**
- * LOFT ROOM 12'1" x 9'3" (3.68m x 2.83m)**
- * FRONT GARDEN**
- * REAR COURTYARD**
- * SINGLE GARAGE**
- * OFF ROAD PARKING**
- * DOUBLE GLAZED WINDOWS**
- * GAS FIRED CENTRAL HEATING**









ABOUT THIS PROPERTY

Front door leads to the entrance porch in turn leading to the lounge with window overlooking the front garden, feature wood burning stove with brick surround and tiled hearth. The kitchen/dining room comprises a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring burner gas hob with extractor fan above, space and plumbing for washing machine, integrated oven, cupboard housing the hot water cylinder with slatted shelving, two further built in cupboards with one housing the upright fridge/freezer. There is a double glazed door to the courtyard garden from the dining area. Wall mounted gas fired central heating boiler. The ground floor cloakroom comprises low level flush WC and wall mounted wash hand basin with twin taps and tiled splashback.

Stairs lead from the kitchen/dining room to the first floor landing. Bedroom one is to the front of the property with recess for storage and staircase leading to the loft room with Velux window. Bedroom two is to the rear of the property with built in cupboards. The shower room comprises low level flush WC, pedestal wash hand basin with mixer tap, tiled shower cubicle with wall mounted electric shower, part tiled walls and borrowed light window to bedroom one.

The main garden is to the front of the property and is laid to shingle with paved pathway. There is a shared driveway with off road parking leading to a single garage. There is a courtyard garden to the rear of the property with gate giving access to a communal pathway.



DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the first left hand turning into Ridgeway. Westheath Road is the second turning on the left hand side.

COUNCIL TAX: Band C 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: R1992