

48 Fontmell Road
Broadstone BH18 8NP

Price **£425,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW
SITUATED IN A QUIET AND POPULAR RESIDENTIAL
LOCATION, BENEFITTING FROM A SECLUDED REAR
GARDEN AND NO FORWARD CHAIN. GENERAL
UPDATING REQUIRED.



Total area: approx. 91.3 sq. metres (982.2 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 efficiency can be given
Plan produced using PlanUp.

*** ENTRANCE HALLWAY**

*** SITTING ROOM 15'9" X 12' (4.84m x 3.65m)**

*** KITCHEN 9'8" X 9' (2.98m x 2.74m)**

*** FAMILY/UTILITY ROOM 12'7" X 11'7" (3.87m x 3.56m)**

*** BEDROOM ONE 12'2" X 11'9" (3.71m x 3.62m)**

*** BEDROOM TWO 15'9" X 10'2" (4.84m x 3.10m)**

*** BEDROOM THREE 11'5" TO WARDROBE FRONT X 9'1" (3.50m x 2.77m)**

*** FAMILY BATHROOM 8'2" X 4'8" (2.49m x 1.46m)**

*** DRIVEWAY PARKING**

*** FRONT AND REAR GARDENS**

*** DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via an open storm porch a timber door gives access into the entrance hallway which has telephone point and loft access via a hatch. The spacious sitting room has window to front aspect, TV point and central fireplace with gas fire, brick surround and wooden mantel. The kitchen has window and door to rear, a range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, built in storage cupboard, single sink with drainer and hot and cold tap and space for oven. Off the kitchen is the family/utility room which has sliding doors giving access to the rear garden, windows to both sides and space and plumbing for washing machine.

Bedroom one has window to rear aspect, vanity unit with inset wash hand basin and hot and cold tap, storage cupboard with cupboard above and airing cupboard with hot water tank and slatted shelving. Bedroom two has windows to front and side aspect and cupboard housing fuse box. Bedroom three has window to rear aspect with pleasant views over the rear garden and benefits from a range of fitted furniture to include wardrobe, cupboards and drawers. The family bathroom has frosted window to front aspect, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold taps and panel enclosed bath with hot and cold tap and 'Mira' shower over.

To the front of the property is an area laid to lawn and via wrought iron gates a driveway provides off road parking for a number of vehicles, all of which have mature shrub and low level brick wall borders. The secluded rear garden has a patio running adjacent to the property providing seating with the remainder being laid to lawn, all of which have timber fence and mature shrub borders. Access down the side of the property via a wrought iron gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road and take the sixth turning on the left into Fontmell Road.

COUNCIL TAX: Band D BCP (Poole) Council

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

Please see our website for further details.

REF: R2010