

36 Rugby Road  
Poole BH17 7HL

Price **£435,000** Freehold



AN EXCEPTIONALLY WELL PRESENTED  
THREE/FOUR BEDROOM DETACHED FAMILY  
BUNGALOW, BENEFITTING THREE BATHROOMS  
AND OFFERED FOR SALE WITH NO FORWARD CHAIN.

## Ground Floor



Total area: approx. 116.5 sq. metres (1254.5 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**

**\* KITCHEN/FAMILY ROOM 28'5" X 19'5" MAXIMUM (8.68m x 5.94m)**

**\* UTILITY ROOM 10'7" X 4'7" (3.26m x 1.43m)**

**\* BEDROOM ONE 12'5" MAXIMUM X 8'9" TO WARDROBE (3.81m x 2.71m)**

**\* EN SUITE SHOWER ROOM 5'4" MAXIMUM X 7'1" (1.64m x 2.16m)**

**\* BEDROOM TWO 14'3" X 8'4" (4.35m x 2.56m)**

**\* EN SUITE SHOWER ROOM 9'1" X 2'6" (2.77m x 0.79m)**

**\* BEDROOM THREE 12'6" INTO BAY X 10'8" (3.84m x 3.29m)**

**\* BEDROOM FOUR/OFFICE 10'9" X 6'1" INTO BAY (3.32m x 1.85m)**

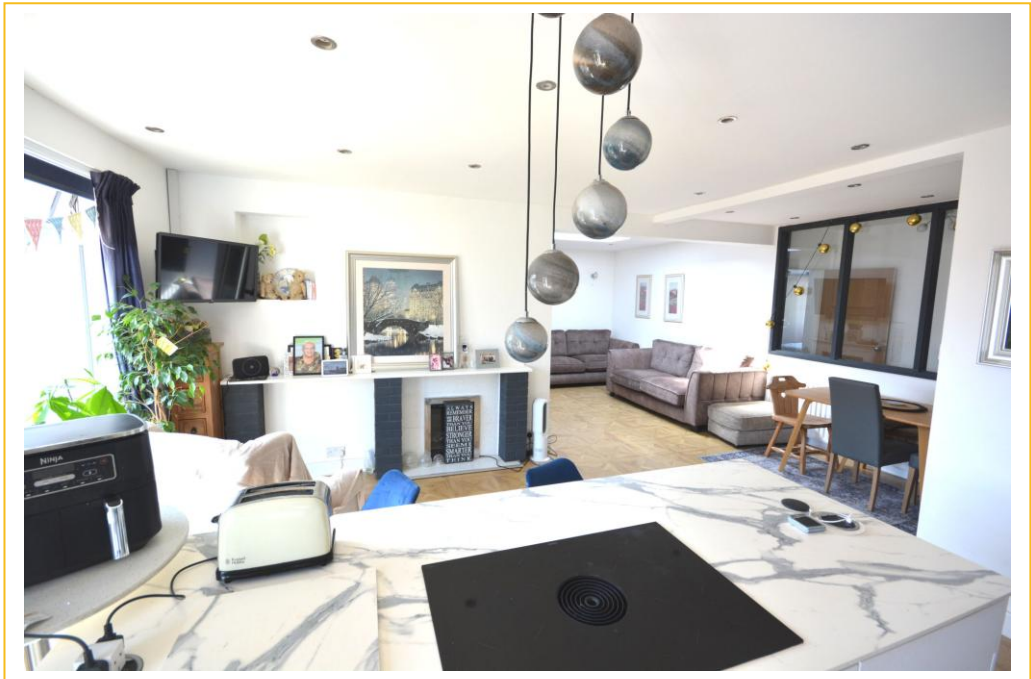
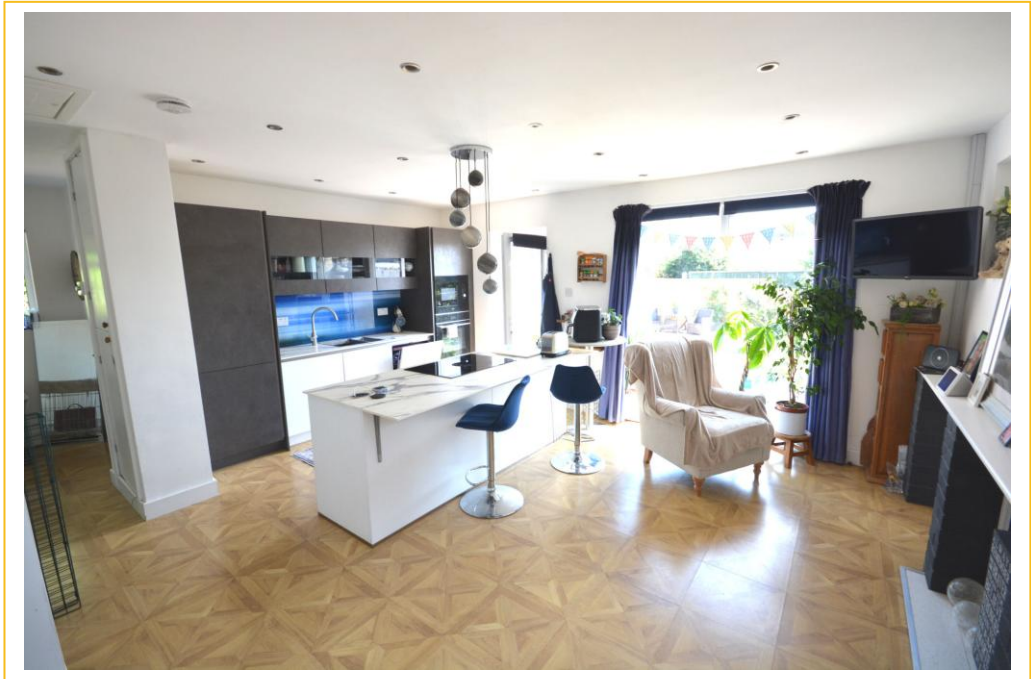
**\* FAMILY BATHROOM 7'7" X 7'5" (2.34m x 2.28m)**

**\* FRONT AND REAR GARDENS**

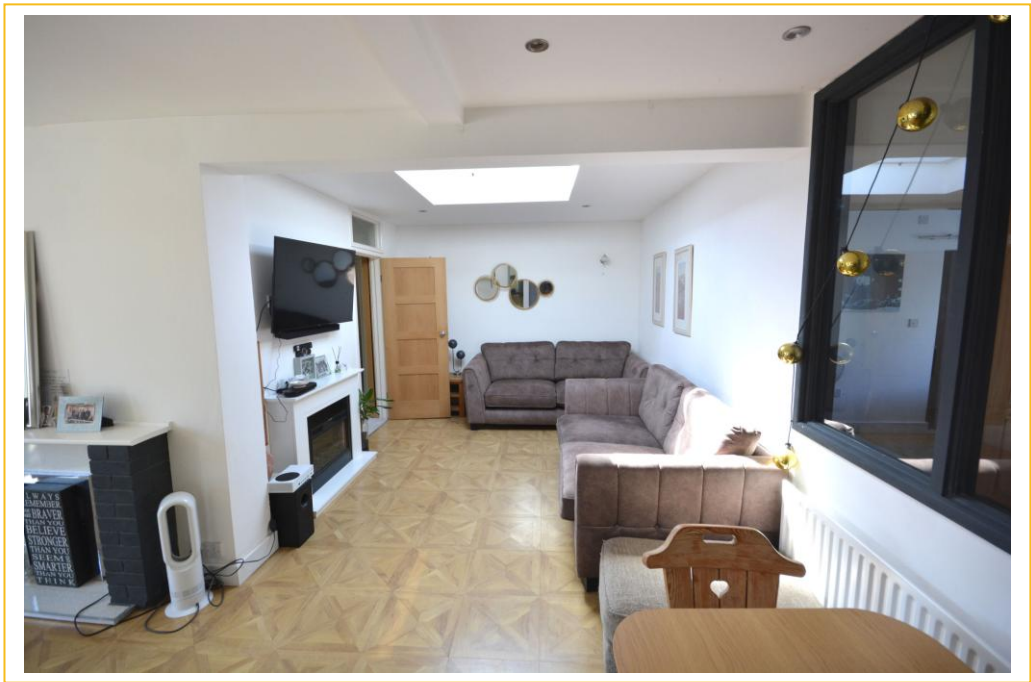
**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

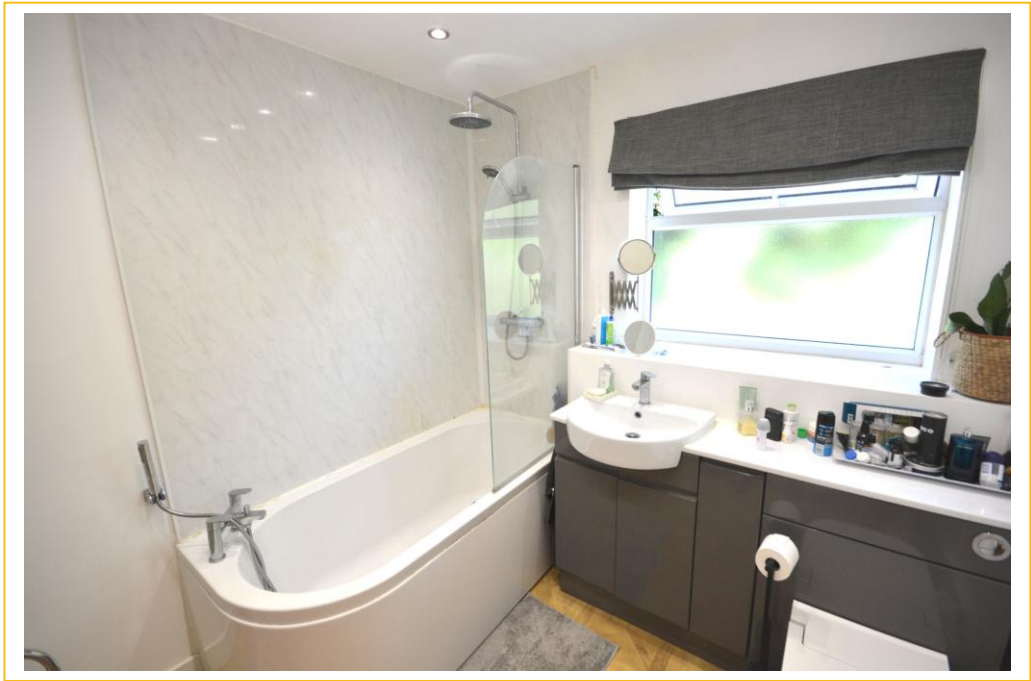
**\* DOUBLE GLAZED WINDOWS**

**\* GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

Glazed front door leads to the entrance hallway with access to loft space and built in cupboard. The bright and airy kitchen/family room comprises a range of wall mounted and base storage cupboards and drawers, integrated appliances to include dishwasher, fridge/freezer, oven, microwave and four ring burner induction hob, one and a half bowl sink unit with mixer tap, feature island with breakfast bar, feature electric fireplace with hearth and surround, feature spotlighting and further electric fireplace to the sitting area. The utility room comprises fitted cupboards and shelving, space and plumbing for washing machine, worksurface and sink unit with storage beneath.

Bedroom one is to the front of the property with built in mirror fronted wardrobe. The en suite shower room comprises dual action shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath and wall mounted mirrored medicine cabinet. Bedroom two is to the rear of the property with fitted mirror fronted wardrobes and a further en suite shower room comprising twin sinks with vanity units beneath, low level flush WC, shower cubicle with wall mounted electric shower and shower screen, fitted mirrors and wall mounted mirrored medicine cabinet. Bedrooms three and four are to the front of the property. The family bathroom comprises panel enclosed bath with mixer tap and shower attachment, further wall mounted dual action shower with shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC and wall mounted heated towel rail.

The rear garden has two patio areas and is mainly laid to lawn. There is an outside studio with power and light. The front of the property is mainly laid to shingle with shrub and herbaceous borders. A block paved driveway provides off road parking.







**DIRECTIONS:**

From The Broadway proceed down York Road and continue to the end of the road. Turn left into Sopers Lane and Rugby Road is the first turning on the left.

**COUNCIL TAX:** Band D    BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**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: R2026**