

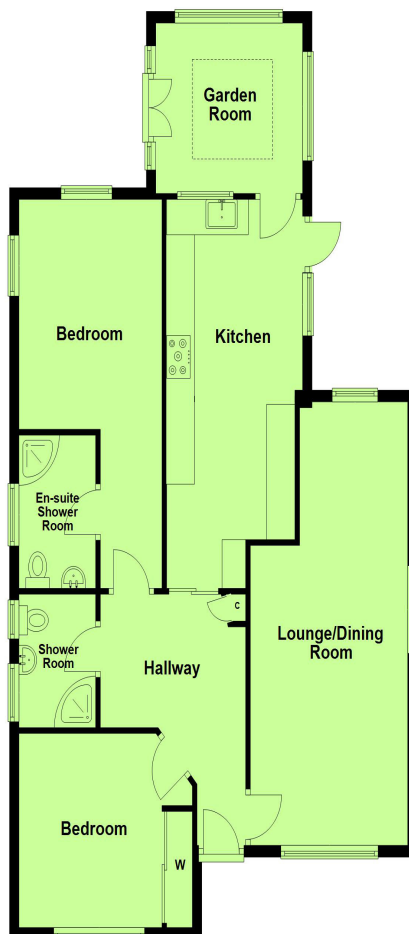
178 Clarendon Road
Broadstone BH18 9JA

Price **£475,000** Freehold



AN OPPORTUNITY TO ACQUIRE A SPACIOUS
AND WELL PRESENTED TWO DOUBLE
BEDROOM, TWO BATHROOM DETACHED
BUNGALOW SET IN A SOUGHT AFTER
RESIDENTIAL LOCATION AND OFFERED
FOR SALE WITH NO FORWARD CHAIN.

Ground Floor



Total area: approx. 97.9 sq. metres (1053.5 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**

- * **LOUNGE/DINING ROOM 24'8" x 11' (MAXIMUM) (7.55m x 3.35m)**

- * **KITCHEN/BREAKFAST ROOM 23' x 8'9" (7.01m x 2.71m)**

- * **GARDEN ROOM 10'6" x 9'6" (3.23m x 2.92m)**

- * **BEDROOM ONE 23'1" (MAXIMUM) x 9'9" (7.04m x 3.01m)**

- * **EN SUITE SHOWER ROOM 8'8" x 5'4" (2.68m x 1.64m)**

- * **BEDROOM TWO 12'4" x 10'9" (3.77m x 3.32m)**

- * **SHOWER ROOM 7'8" x 5'9" (2.37m x 1.79m)**

- * **SINGLE GARAGE**

- * **DRIVEWAY PROVIDING OFF ROAD PARKING**

- * **FRONT AND REAR GARDENS**

- * **DOUBLE GLAZED WINDOWS**

- * **GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

Obscured glazed front door leads to the spacious entrance hallway with built in cupboard and access to loft space. The sizeable lounge/dining room has triple aspect windows, feature gas fireplace with stone surround and hearth and serving hatch to the kitchen. The modern fitted kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, 'Butler' style sink with mixer tap, integrated six ring burner hob with double oven beneath and extractor fan above, integrated 'AEG' microwave and integrated fridge/freezer, space and plumbing for washing machine and dishwasher, window and door to the side aspect, feature spotlighting and further door to the garden room with triple aspect windows, double opening doors to the rear garden and feature roof lantern.

Bedroom one is to the rear of the property with dual aspect windows and built in wardrobes. The en suite shower room comprises corner shower cubicle and extractor fan, wall mounted shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and part tiled walls. Bedroom two is to the front of the property with built in wardrobe with mirrored fronts. The shower room comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, corner shower cubicle with wall mounted electric shower, extractor fan and wall mounted heated towel rail.

The front garden is mainly laid to lawn with shrub and herbaceous borders and pathway leading to the front door. The driveway provides off road parking in turn leading to the single garage with personal door to the rear. The rear garden is mainly laid to lawn with raised paved patio area, greenhouse, steel lock up shed, established shrub and herbaceous borders and side access.





DIRECTIONS:

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

COUNCIL TAX: Band D 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: R2053