

2 Cannon Close
Broadstone BH18 8HP

Price **£395,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM CONSERVATORY, SECLUDED REAR GARDEN AND NO FORWARD CHAIN.

Ground Floor



Total area: approx. 73.0 sq. metres (786.2 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 10'3" x 7'2" (3.13m x 2.19m)**

* **LIVING ROOM 16'8" x 12'4" (5.12m x 3.77m)**

* **KITCHEN 12'9" x 11'1" (3.78m x 3.38m)**

* **CONSERVATORY 15' x 8'4" (4.57m x 2.56m)**

* **BEDROOM ONE 12'4" x 11' (3.77m x 3.35m)**

* **BEDROOM TWO 9'9" x 9'1" (3.01m x 2.77m)**

* **FAMILY BATHROOM 8'5" x 5'8" (2.59m x 1.76m)**

* **FRONT AND REAR GARDENS**

* **DRIVEWAY PARKING**

* **DETACHED SINGLE GARAGE**

* **UPVC DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with side screen gives access into the entrance hallway which has airing cupboard with hot water tank and slatted shelving and loft access via a hatch. The light and airy living room has windows to front and side aspect, two feature circular frosted windows to side, fuse box, TV point, telephone point and central fireplace with inset gas fire and brick surround and mantel. The kitchen has window to side aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, nest of three drawers, single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven, four ring gas hob and extractor fan over. Off the kitchen, sliding patio doors lead to the conservatory which has double opening doors to the rear garden and further door to side.

Bedroom one has window to rear aspect with pleasant views over the garden and benefits from a range of fitted furniture to include wardrobes, drawers and cupboards. Bedroom two has window to side aspect. The family bathroom has frosted window to side aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with mixer tap and shower attachment over.

To the front of the property are areas laid to lawn and shingle with a tarmac driveway providing off road parking for a number of vehicles. Via double opening timber gates the driveway continues along the side of the property providing further parking, in turn leading to the detached single garage which has up and over door, light and power. The secluded rear garden has an area laid to shingle running adjacent to the bungalow with the remainder being laid to lawn, all of which are bound by timber fence and mature shrub borders.





DIRECTIONS:

From The Broadway proceed down York Road for approximately three quarters of a mile and then take the right hand turning into Whitby Avenue. Take the first turning on the left into Renault Drive and then turn right into Cannon Close.

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: R2086