

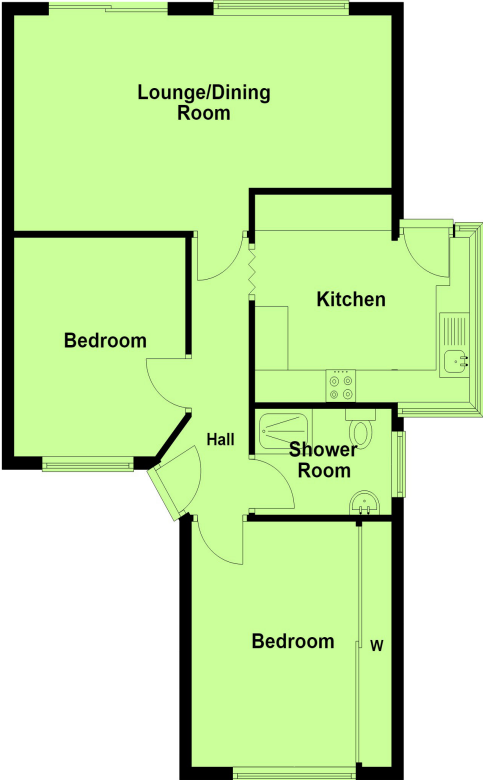
45 Lytham Road  
Broadstone BH18 8JR

Price **£390,000** Freehold



A TWO DOUBLE BEDROOM DETACHED  
BUNGALOW SITUATED IN A QUIET  
LOCATION, BENEFITTING FROM PRIVATE  
MATURE GARDEN AND NO FORWARD CHAIN.

Ground Floor



Total area: approx. 62.9 sq. metres (677.0 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 14'7" X 5' MAXIMUM (4.48m x 1.52m)**
  
- \* **LOUNGE/DINING ROOM 20'8" X 11' (6.33m x 3.35m)**
  
- \* **KITCHEN 12'7" X 8'6" (3.87m x 2.62m)**
  
- \* **BEDROOM ONE 12'6" X 8'8" TO WARDROBE FRONT (3.84m x 2.68m)**
  
- \* **BEDROOM TWO 11'2" X 9'5" (3.41m x 2.89m)**
  
- \* **FAMILY SHOWER ROOM 7'5" X 5'4" (2.28m x 1.64m)**
  
- \* **DRIVEWAY PARKING**
  
- \* **SINGLE DETACHED GARAGE**
  
- \* **FRONT AND REAR GARDENS**
  
- \* **UPVC DOUBLE GLAZED**
  
- \* **GAS FIRED CENTRAL HEATING**
  
- \* **NO FORWARD CHAIN**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hallway which has cupboard housing fuses and loft access via a hatch. The light and airy lounge/dining room has window to rear, sliding patio doors giving access to the garden, TV point, telephone point and central fireplace with inset gas fire with ornate surround and mantel. The modern fitted kitchen has windows to front and side, frosted door leading to the driveway, range of wall and floor mounted cupboards, airing cupboard with hot water tank and slatted shelving, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap, space for washing machine and integrated appliances to include fridge, freezer, oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to front and benefits from fitted wardrobes with sliding mirrored doors. Bedroom two has window to front. The modern fitted family shower room has frosted window to side, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property, there is an attractive front garden with an area laid to lawn with mature shrub and herbaceous beds and a pathway leading to the front door with low level brick wall and timber fence borders. Via a timber gate a driveway provides off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light, power, two windows to side and door giving access to the garden. The secluded and mature rear garden has a patio running adjacent providing seating with two steps leading down to the remainder which is predominantly laid to lawn. Hard stand for summer house and shed, all of which are bound by timber fence and mature shrub borders. Access down the side via wrought iron gate in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed down York Road for approximately half a mile and Lytham Road will be found on the left hand side.

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

**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: R2111**