Hillier Wilson

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3 Edwina Drive
Poole BH17 7JG

Price **£350,000** Freehold

A TWO BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, OFFERED TO THE MARKET WITH NO FORWARD CHAIN.

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Registration No 4898287 • Registered Office 188 Lower Blandford Road, Broadstone, Dorset BH18 8DP

OnTheMarket rightmove

Ground Floor

Hillier Wilson

Total area: approx. 64.5 sq. metres (694.6 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 effenciency can be given
Plan produced using PlanUp.

* **ENTRANCE HALLWAY 13'8" x 5'2" (4.21m x 1.58m)**

* **SITTING ROOM 15'9" x 12'7" INTO BAY (4.84m x 3.87m)**

* **KITCHEN 11'8" x 9'9" (3.59m x 3.01m)**

* **BEDROOM ONE 13'4" x 10'9" (4.08m x 3.32m)**

* **BEDROOM TWO 10'9" x 10'2" (3.32m x 3.11m)**

* **FAMILY BATHROOM 6'8" x 4'9" (2.07m x 1.49m)**

* **SEPARATE CLOAKROOM 6'1" x 2'6" (1.85m x 0.79m)**

* **FRONT AND REAR GARDENS**

* **AMPLE OFF ROAD PARKING**

* **DETACHED SINGLE GARAGE**

* **UPVC DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**

ABOUT THIS PROPERTY

At the side of the property, a double glazed frosted front door gives access into the entrance hallway which has picture rail, loft access via a hatch, cupboard housing fuses, telephone point, two further storage cupboards, one of which houses the hot water tank. The light and airy sitting room has windows to both sides and feature bay window to front and TV point. The kitchen has window and door to side, further window to rear, wall mounted Worcester boiler, larder cupboard with space for fridge, range of wall and floor mounted cupboards, work surfaces over, single sink with drainer and mixer tap, part tiled walls and integrated appliances to include washing machine, oven, grill and four ring ceramic hob.

Bedroom one has two frosted windows to side and further window to rear. Bedroom two has window to side. The modern fitted family bathroom has frosted window to side, feature circular frosted window to front, part tiled walls, towel ladder radiator, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap. The separate cloakroom has frosted window to side and low level flush WC.

To the front of the property is a small area laid to lawn with low level brick wall borders and via double opening wrought iron gates, a block paved driveway provides off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and timber door to side. The rear garden is predominantly laid to lawn with timber fence borders with access along both sides leading to the front.

DIRECTIONS:

From The Broadway proceed down Lower Blandford Road and take the last turning on the right into Chetwode Way. Edwina Drive is the first turning on the right hand side.

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: R2158