

2 Barn Road, Broadstone, BH18 8NH

**£450,000
Freehold**



A three bedroom detached bungalow situated in a popular residential road and within a short walk of the centre of Broadstone and the recreation ground. The property benefits from gas fired heating with radiators and UPVC double glazing with coved smooth plastered ceilings throughout. There is a modern fitted kitchen with integrated appliances, a good size bathroom and a separate WC. A tarmac driveway with turning space provides off road parking for numerous vehicles and leads to the garage and there is a southerly facing rear garden. The property is offered for sale with the benefit of No Forward Chain.

ENTRANCE CANOPY With light leads to the UPVC double glazed front door and the

RECEPTION HALL Wall mounted heating thermostat control, radiator, storage cupboard and a loft hatch gives access to the roof space

CLOAKROOM A modern white suite comprising of WC, wash hand basin with tiled splashback and centre mixer tap with cupboard and shelf below, ceramic tiled floor, radiator, window

LOUNGE/DINING ROOM 16' 9" x 12' 2" (5.11m x 3.71m) TV aerial connection, radiator, two wall light points and bi-fold doors opening to the patio and rear garden

KITCHEN 12' 10" x 10' 5" (3.91m x 3.18m) A range of cream gloss units comprising of a one and half bowl single drainer sink unit with centre mixer tap with adjacent wood effect worktop surfaces with a range of drawers and base storage cupboards below incorporating an integrated dishwasher and washing machine and above there is a range of eye level wall mounted units, inset Neff induction hob with extractor canopy above, integrated eye level Neff double oven with cupboards above and below and to the side an integrated fridge and freezer, partly tiled walls, radiator, ceramic tiled floor, window to front aspect, tall cupboard concealing the Vaillant combination boiler serving the heating and domestic hot water supply, inset downlighting and door to side driveway

BEDROOM 1 13' 8" x 10' 9" (4.17m x 3.28m) Radiator, window overlooking rear garden

BEDROOM 2 13' 8" x 9' 3" (4.17m x 2.82m) Radiator, window to front aspect

BEDROOM 3 10' 5" x 7' 8" (3.18m x 2.34m) Radiator, window to front aspect

BATHROOM Panel enclosed 'P' shaped bath with wall mounted shower controls and attachment with glazed shower screen, WC, inset wash hand basin with centre mixer tap with drawers and cupboard below, mirror with downlighting, electric shaver point and shelving, window, chrome heated towel rail, extractor fan, ceramic tiled floor



OUTSIDE- FRONT To the front of the property there is an area of lawn with established shrub borders, a brick edged tarmac driveway with turning space leads along the side of the bungalow where there is water tap and light point to the DETACHED SINGLE GARAGE fitted with an up and over door. Between the bungalow and the garage there is fencing and a gate which accesses the rear garden

OUTSIDE - REAR A paved patio leads onto an area of lawn with an established apple tree and borders. The garden is fully enclosed by timber panelled fencing and enjoys a sunny aspect.

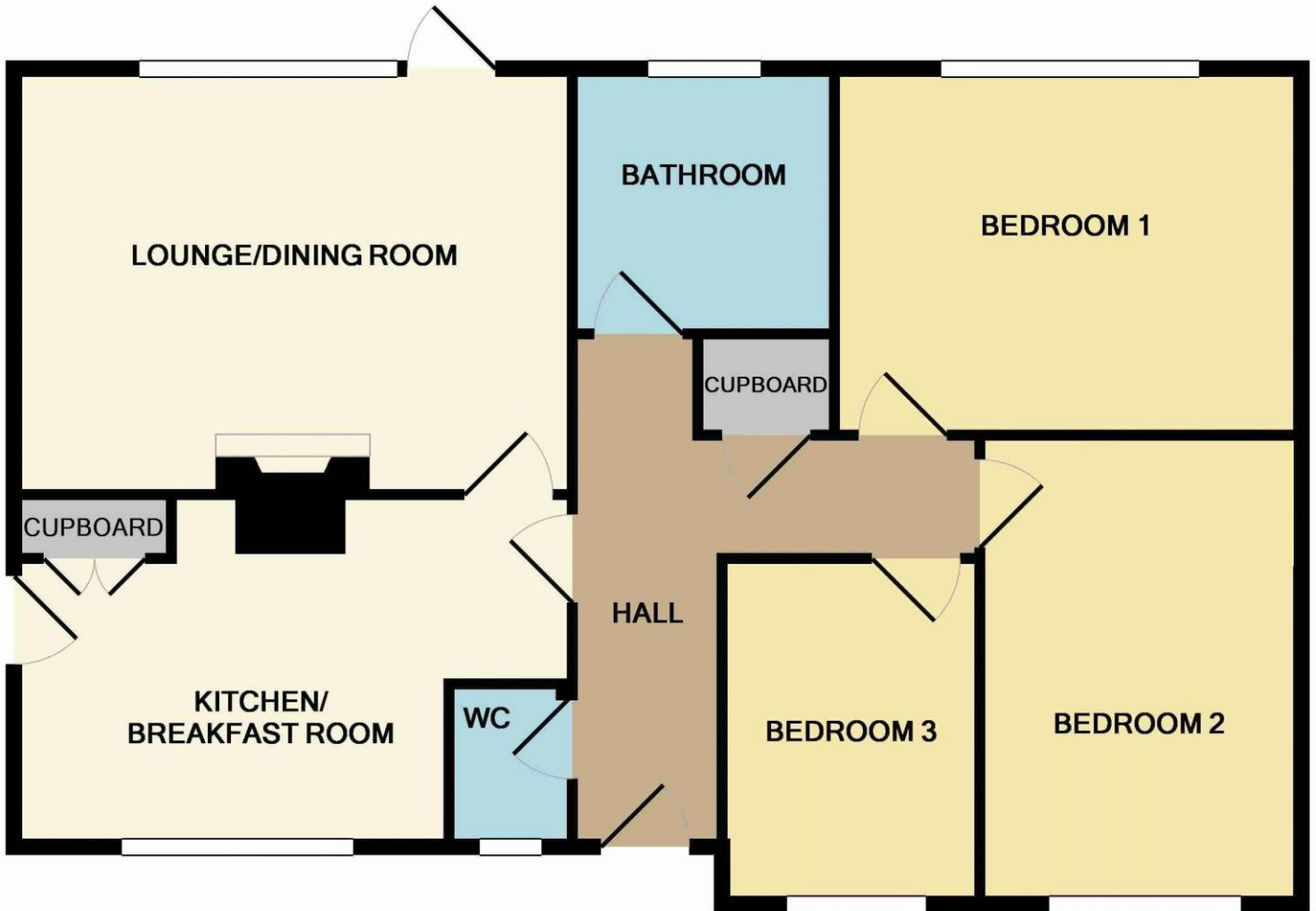
COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 11840



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk