

FOR SALE



Broadmayne Road, Poole  
£275,000

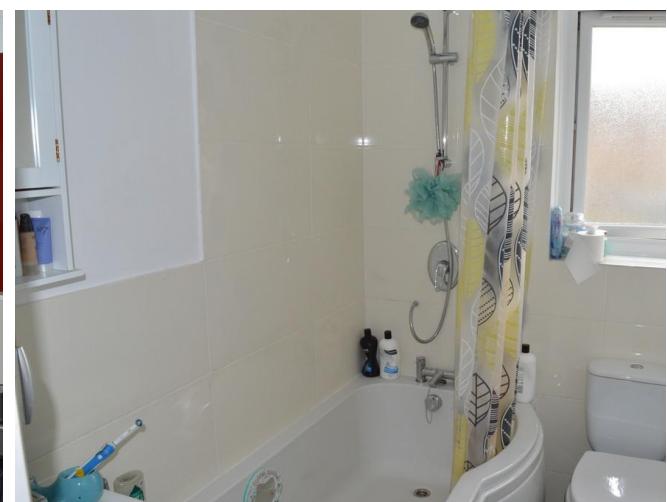
MARTIN&CO

## Broadmayne Road, Poole

£275,000

- **ENCLOSED REAR GARDEN**
- **mid-terrace house**
- **GARAGE**
- **council tax band B = £1,246.96**
- **stylish kitchen/diner**

This two bedrooomed house has the advantage of an **ENCLOSED REAR GARDEN & garage!** Refurbished in 2019 including the installation of a new boiler & new carpets, there is a **stylish kitchen/diner**, & an open plan living room continuing to two bedrooms & the family bathroom on the first floor. The area is very popular with families as shops & supermarkets are located nearby.



LIVING ROOM 14' 7" x 11' 10" (4.45m x 3.63m) Two ceiling lights, double glazed door & window to front aspect, radiator, laminate flooring.

KITCHEN/DINER 11' 10" x 8' 2" (3.62m x 2.5m) Two ceiling lights, double glazed window & door leading into the garden. Stylish range of wall & base units (fitted in 2019) with red & white high gloss doors, splashbacks, & solid wood worktop over. Cooker hood, electric hob & oven beneath, space & plumbing for washing machine & free-standing fridge/freezer. Cupboard housing 'Gloworm' boiler, also new in 2019 with four years left on the warranty. Additional wall mounted cupboards, laminate flooring.

REAR GARDEN Decked terrace accessed directly from the kitchen/diner, with raised BBQ platform. Lawn with gravelled path leading to the additional decked sun terrace & gate with access to the garage area. Outside tap.

LANDING Ceiling light, loft hatch.

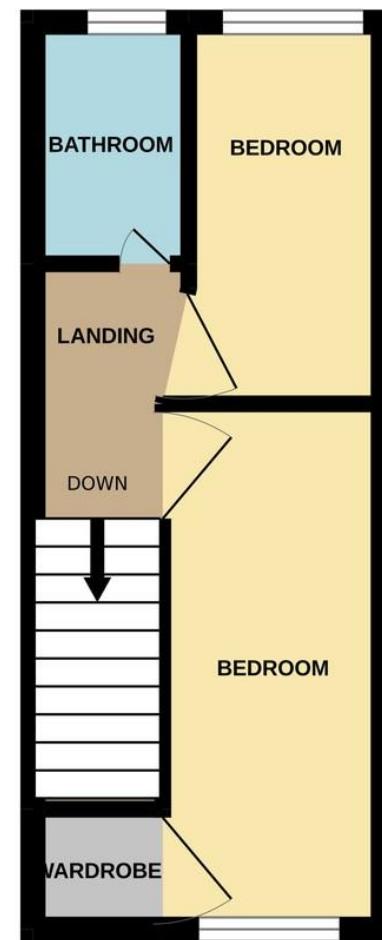
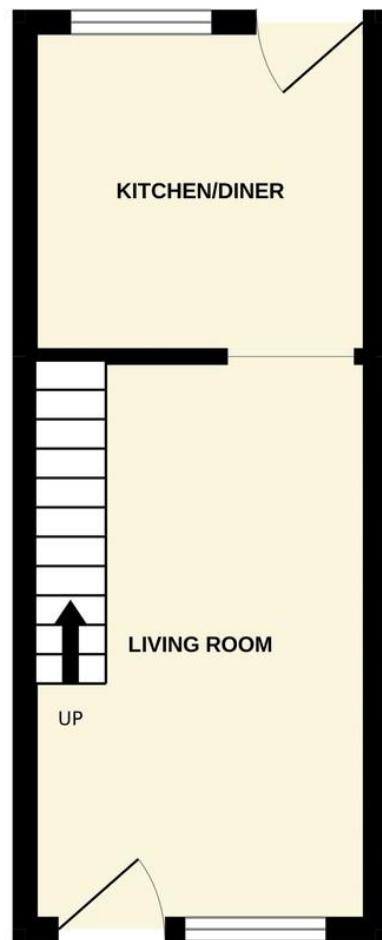
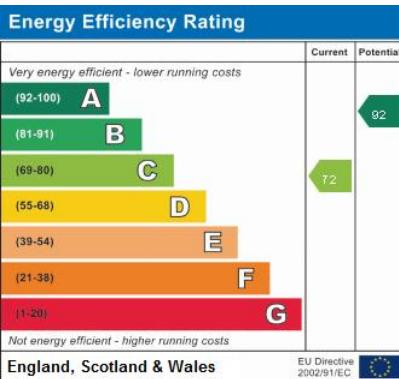
BEDROOM ONE 13' 4" x 8' 7" (4.08m x 2.64m) Ceiling light, double glazed window to front aspect. Large built-in cupboard with hanging rail & shelving, radiator, laminate flooring.

BEDROOM TWO 9' 6" x 6' 9" (2.92m x 2.07m) Ceiling light, double glazed window to rear aspect overlooking the garden. Radiator, laminate flooring.

FAMILY BATHROOM Ceiling light, double glazed frosted window to rear aspect. The suite includes a bath with shower over, curtain & tiled splashbacks, basin with mirrored cabinet over & toilet. Radiator, laminate flooring.

GARAGE with up & over door (agents note - please be aware the garage roof needs to be repaired /replaced)





## Martin & Co Poole

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