

FOR SALE



Broadmayne Road, Poole
£275,000

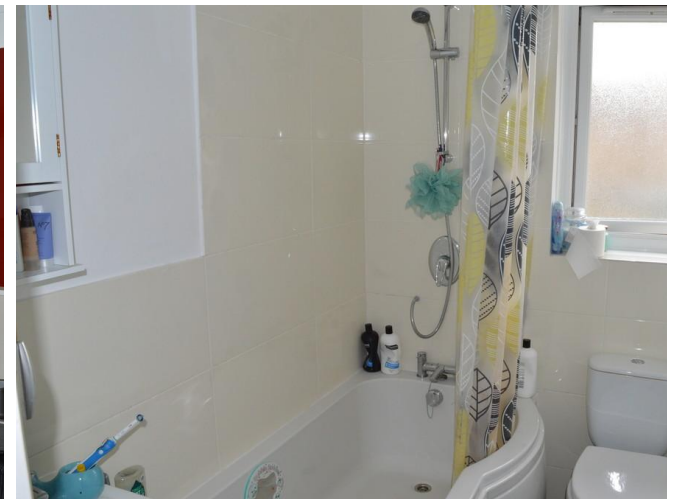

MARTIN&CO

Broadmayne Road, Poole

£275,000

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

This two bedroomed 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.

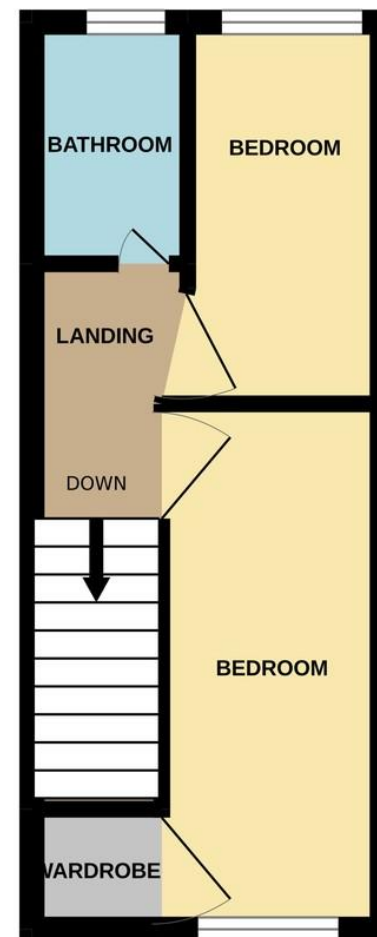
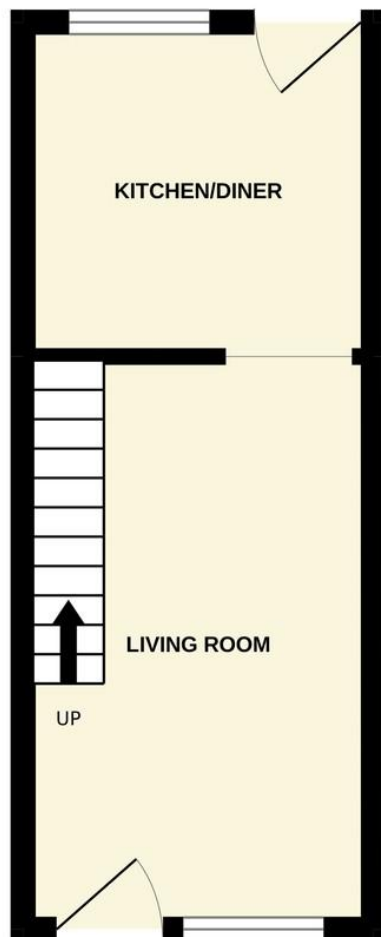
BEDROOM TWO 9' 6" x 6' 9" (2.92m x 2.07m) Ceiling light, double glazed window to rear aspect overlooking the garden. Radiator, laminate flooring.

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.