

**52 Abbotsbury Road, Broadstone.
BH18 9DD**

**£435,000
Freehold**



A generous two double bedroom detached bungalow situated in a popular location and offering scope to extend and improve subject to the usual planning permissions. The bungalow benefits from gas fired heating with radiators and UPVC double glazed along with a good sized rear garden. The property is situated within walking distance of popular schooling and both the boys and girls grammar schools are within easy reach by car. Broadstone boasts many amenities with a bustling high street and the larger centres of Poole and Wimborne are easily reachable by car or bus.

ENTRANCE VIA: A UPVC double glazed front door leads to an entrance porch with a tiled floor. A glazed internal door with adjoining side screen leads to the:

RECEPTION HALL Coved ceiling, telephone connection point, radiator. Airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving above. Door off to:

LOUNGE / DINING ROOM 18' 0" x 11' 5" (5.49m x 3.48m) Coved ceiling, window to the front aspect, tiled fireplace with gas fire, telephone connection point, skirting radiator, T.V aerial connection. Door gives access to the:

KITCHEN 12' 2" x 11' 0" (3.71m x 3.35m) Comprising a single bowl single drainer sink unit with drawers and base storage cupboards below. Further work top surfaces with drawers and base storage cupboards under and eye level wall mounted units above. Coved ceiling, space and plumbing available for an automatic washing machine, floor mounted Baxi boiler serving the heating and domestic hot water supply, built-in larder style cupboard, window overlook the rear garden and a UPVC door to the side.

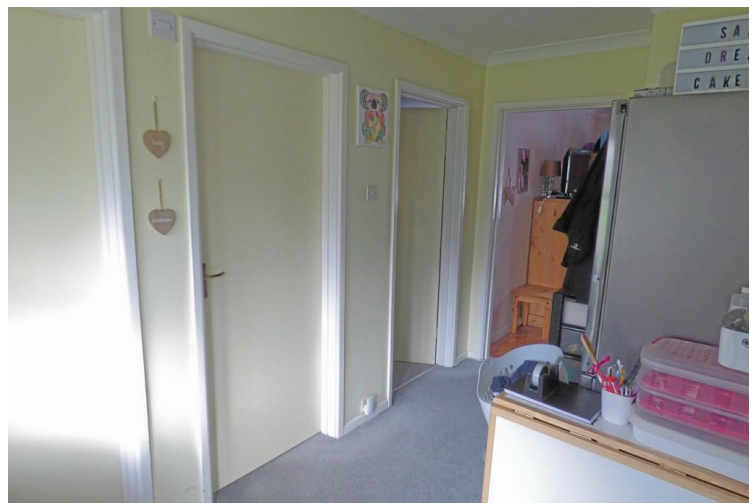
BEDROOM ONE 15' 6" x 11' 6" (4.72m x 3.51m) Coved ceiling, radiator, window overlooking the rear garden, two built-in double doored wardrobe units.

BEDROOM TWO 12' 6" x 11' 0" (3.81m x 3.35m) Coved ceiling, radiator, window overlooking the rear garden.

BATHROOM A white suite comprising a panel enclosed bath with centre mixer tap, fully tiled shower cubicle with Triton shower controls, wash hand basin, fully tiled walls, radiator, window, ceramic tiled floor, loft hatch with sliding ladder gives access to roof space.

SEPARATE CLOAKROOM Comprising a W.C, radiator, window.

OUTSIDE - FRONT The garden has been predominantly laid to lawn with a brick wall to the front boundary and panelled fencing to both side boundaries. Gates to either side of the bungalow give access to the:



REAR GARDEN Running along the full width of the property is a raised paved patio, water tap and outside power point. Steps then lead down to the majority of the garden, which has been laid to lawn and is fully enclosed by fencing.

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: 14919



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Cont/....



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