

4 Keighley Avenue
Broadstone BH18 8HR

Price **£400,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION. IN NEED OF GENERAL UPDATING THROUGHOUT. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.

Ground Floor

Approx. 79.1 sq. metres (851.8 sq. feet)



Total area: approx. 79.1 sq. metres (851.8 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 or 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 efficiency can be given.
Plan produced using PlanUp.

- * **ENTRANCE PORCH 10' 9" X 6' 3" (3.32m x 1.92m)**
- * **HALLWAY 13' 6" X 7' MAX (4.14m x 2.13m)**
- * **LOUNGE/DINING ROOM 19' 4" X 12' 5" (5.91m x 3.81m)**
 - * **KITCHEN 10' 8" X 8' 9" (3.29m x 2.71m)**
 - * **BEDROOM ONE 13' X 10' 9" (3.96m x 3.32m)**
 - * **BEDROOM TWO 10' 9" X 10' 9" (3.32m x 3.32m)**
 - * **BEDROOM THREE 8' 7" X 8' (2.65m x 2.43m)**
- * **SHOWER ROOM 7' 6" X 4' 9" MAX (2.31m x 1.49m)**
- * **CLOAKROOM 5' 6" X 2' 6" (1.70m x 0.79m)**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**
- * **AMPLE OFF ROAD PARKING**
- * **SINGLE DETACHED GARAGE**
- * **FRONT AND REAR GARDENS**







ABOUT THIS PROPERTY

The double glazed front door leads through to the entrance porch which has tiled flooring and two steps leading to a further double glazed frosted door with matching side screen leading through to the entrance hallway which has parquet flooring and loft access via a hatch.

The light and airy lounge/dining room has windows to front and side aspect, TV point and fireplace with inset gas fire with marble effect surround and ornate wooden mantel. The kitchen has window and door to side, range of wall and floor mounted cupboards, rolled top working surfaces, part tiled walls, 1 ¼ single sink with drainer and mixer tap, nest of three drawers, cupboard housing 'Vaillant' boiler, space for freezer, washing machine and slimline dishwasher and integrated appliances to include oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to rear aspect with pleasant views over the rear garden, TV point, telephone point and a range of fitted furniture to include wardrobes, cupboards and dressing table. Bedroom two has window and door giving access to the rear garden. Bedroom three has window to side aspect and TV point. The modern fitted shower room has frosted window to side aspect, storage cupboard with slatted shelving, fully tiled walls and flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap and shower cubicle with 'Triton' shower. The separate cloakroom has frosted window to side aspect, part tiled walls, tiled flooring and low level flush WC.

To the front of the property is a low maintenance garden being laid to lawn with mature shrub and low level brick wall borders. A tarmac in and out driveway provides off road parking for a number of vehicles. Hard stand for boat/caravan. The driveway leads down the side of the property in turn leading to the single detached garage which has up and over door, light and power.

The secluded rear garden has a patio running adjacent to the property leading to the remainder which is laid to lawn, both of which are bound by timber fence and mature shrub borders. Hard stand for shed and greenhouse. Vegetable patch. Access down both sides of the property in turn leads to the front.



DIRECTIONS:

From The Broadway proceed down York Road and take the last right hand turning into Keighley Avenue.

COUNCIL TAX: Band D BCP (Poole) Council.

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: R1578