

**3 Denison Road, Darbys Corner,
Poole, BH17 7LT**

**£319,500
Freehold**



This bungalow is situated in an established location between the centres of Broadstone and Poole and benefits from gas fired heating with radiators and double glazing. The bungalow is now in need of modernisation but offers a great opportunity for those purchasers wishing to put their own stamp on a home. There is potential subject to the usual Planning Permissions to extend into the loft space. The accommodation comprises of two double bedrooms, a lounge and separate dining room, bathroom, kitchen and conservatory. A long driveway provides off road parking for a number of vehicles and leads to a single garage and a south facing rear garden.

ENTRANCE PORCH UPVC double glazed front door leads to:

ENTRANCE HALL Coved ceiling, radiator, telephone connection point, shelved storage cupboard and a loft hatch gives access to a large roof space

LOUNGE 12' 11" x 12' 6" (3.94m x 3.81m) Coved ceiling, radiator, tiled fireplace, two windows to the side aspect, glazed crittall door with matching windows lead into the conservatory

DINING ROOM 7' 11" x 7' 7" (2.41m x 2.31m) Coved ceiling, radiator, window to side aspect, archway to lounge

KITCHEN 9' 8" x 9' 5" (2.95m x 2.87m) Comprising of single bowl single drainer sink unit with centre mixer tap, adjacent worktop surfaces with base storage cupboards below, built in pantry, adjacent cupboard housing the Worcester boiler serving the heating and domestic hot water supply, radiator, window to side aspect, door and window lead into:

CONSERVATORY 17' 4" x 8' (5.28m x 2.44m) UPVC double glazed windows, radiator, French doors to rear garden and a personal door to the driveway

BEDROOM 1 12' 9" x 10' 11" (3.89m x 3.33m) Coved ceiling, radiator, bay window to front aspect

BEDROOM 2 12' 9" x 10' 11" (3.89m x 3.33m) Coved ceiling, radiator, bay window to front aspect

BATHROOM Comprising of panel enclosed bath with centre mixer tap, wall mounted Mira shower, pedestal wash hand basin, toilet, radiator, tiled walls, window

OUTSIDE - FRONT To the front of the bungalow is a Purbeck stone wall with pillars and double wrought iron gates opening onto a block paved driveway. The front garden has been arranged for ease of maintenance being predominantly laid to gravel with a number of specimen shrubs. The driveway continues along the right hand side of the property leading to the **SINGLE GARAGE** fitted with an up and over door, the garage has a window to the side aspect and a personal door to the garden.



OUTSIDE - REAR Directly to the back of the bungalow is an area of block style paving and an area of gravel with stocked shrub borders leading to the rear of the garden where there is an area of a lawn, a greenhouse and timber shed. The garden is enclosed by timber panelled fencing and walling.

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.

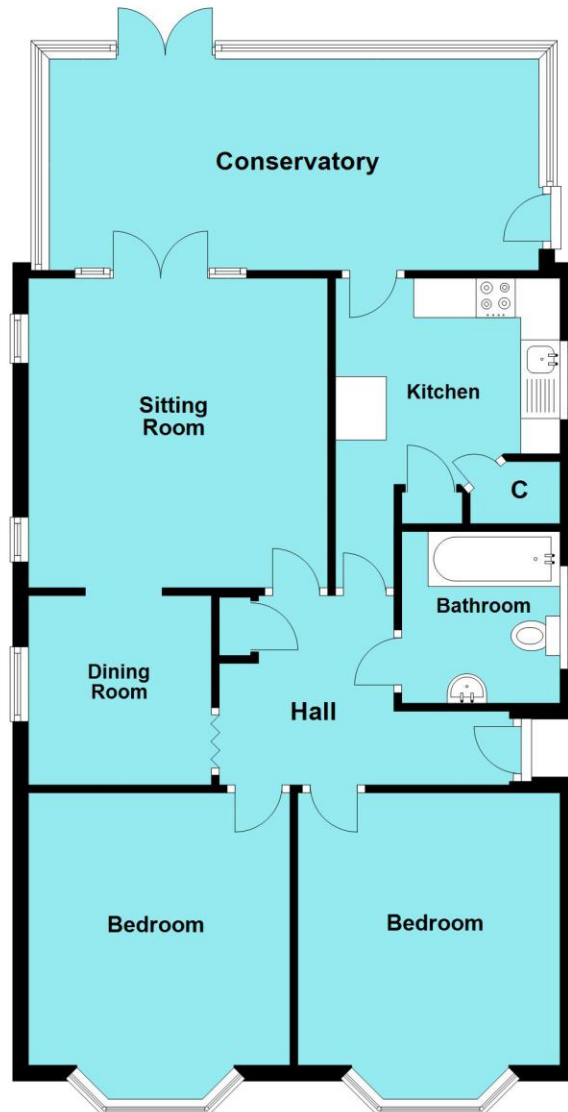
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Ref: 15070



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 85.0 sq. metres (915.2 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.

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