

28 Rugby Road, Poole, BH17 7HL

£375,000
Freehold



A well maintained three bedroom detached bungalow situated in this quiet location within easy reach of the centres of Broadstone and Poole. The bungalow benefits from gas fired heating with radiators, UPVC double glazing and an alarm system, a generous driveway provides off road parking for numerous vehicles and there is a garage, summerhouse and greenhouse. The rear garden enjoys a sunny aspect and a large degree of privacy. Broadstone centre is approximately a mile distance and offers numerous shops and amenities and the larger town of Poole can be easily reached by car or bus. Within the area there is schooling for all age groups including both the boys' and girls' grammar schools. The property is offered with the benefit of No Forward Chain.

UPVC DOUBLE GLAZED FRONT DOOR Leads to:

ENTRANCE VESTIBULE With light, a double glazed internal door leads to:

RECEPTION HALL Coved ceiling, parquet flooring, radiator, telephone point, wall mounted heating thermostat control, airing cupboard housing the pre-insulated hot water cylinder and a loft hatch gives access to the roof space which is approximately three quarters boarded

LOUNGE 14' 0" x 11' 4" (4.269m x 3.477m) Coved ceiling, two windows to side aspect and window to the front aspect, tiled fireplace fitted with a gas fire, TV aerial connection and radiator

KITCHEN 11' 7" x 9' 4" (3.549m x 2.854m) Comprising of a single bowl single drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over, space and plumbing for an automatic washing machine, space for fridge and freezer, space for cooker with gas and electric points, space for a breakfast table and chairs, radiator, partly tiled walls, window to the side and rear aspects and UPVC double glazed door leads to:

CONSERVATORY/UTILITY AREA 6' 10" x 6' 4" (2.085m x 1.95m) Constructed with a brick plinth and then UPVC double glazed windows and polycarbonate roof, UPVC double glazed door leads to the rear garden

BEDROOM 1 11' 10" x 10' 10" (3.612m x 3.318m) Radiator, window to front aspect, range of wardrobes and bedside cabinet and headboard

BEDROOM 2 8' 10" x 9' 10" (2.705m x 3.018m) Radiator, window overlooking the rear garden

BEDROOM 3 10' 10" x 7' 1" (3.318m x 2.177m) Wall mounted electric heater, window to side aspect and two sets of built in floor to ceiling wardrobe units

BATHROOM White suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment, inset wash hand basin with cabinet below, fully tiled walls, window, radiator

SEPARATE WC White suite of toilet, tiled walls, electric heater and window



OUTSIDE - FRONT To the front boundary there is a low brick wall which opens onto a paved driveway providing off road parking for three vehicles. The front gardens have been very neatly arranged to lawn with raised Purbeck stone borders stocked with a number of specimen shrubs. Both side boundaries are enclosed by close boarded timber panelled fencing. To the right hand side of the bungalow double gates open to a continuation of the driveway where there is outside lighting, the GARAGE has been fitted with an up and over door and has power available.

OUTSIDE - REAR To the rear of the bungalow there is an arched pergola leading to an area of lawn with a summerhouse with power available, to the side of this is a shed and then a greenhouse. The rear garden has been arranged for ease of maintenance being laid to pebbles and stocked with a number of plants. The rear garden enjoys a sunny aspect and a large degree of privacy. Outside water tap.

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: 15225



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 76.4 sq. metres (822.3 sq. feet)



Total area: approx. 76.4 sq. metres (822.3 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.

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