

**24 Lytham Road, Broadstone,
BH18 8JS**

**£350,000
Freehold**



Situated in this quiet cul-de-sac is this two bedroom detached bungalow benefitting from gas fired heating with radiators and UPVC double glazing, fascias and soffits. There is a well appointed kitchen and the sitting room and conservatory enjoy an outlook over the rear garden. A driveway to the front provides off road parking and the bungalow enjoys mature gardens. The property is conveniently situated and the centre of Broadstone is within easy reach by bus or within walking distance and there are good bus connections to the centre of Poole. At the end of the Close there is dog walking through a nearby copse and slightly further afield at Pocket Park. The property is offered for sale with No Forward Chain.

PILLARED ENTRANCE CANOPY Double glazed composite front door leads to:

ENTRANCE HALL Coved ceiling, radiator, wall mounted heating thermostat control, airing cupboard housing the lagged hot water cylinder with slatted shelving above and a loft hatch with sliding ladder gives access to the roof space

LOUNGE 15' 7" x 11' 10" (4.75m x 3.61m) Coved smooth plastered ceiling with radiator, two windows to the side aspect, TV aerial connection, aluminium framed double glazed patio doors lead to:

CONSERVATORY 11' 11" x 7' 3" (3.63m x 2.21m) Constructed with UPVC double glazed casements and a polycarbonate roof, there is power available and patio doors then open to the rear garden

KITCHEN 10' 4" x 8' 10" (3.15m x 2.69m) Range of Shaker style units comprising of single bowl single drainer sink unit with centre mixer tap with adjacent roll top worksurfaces with a range of soft close drawers and base storage cupboards below and eye level wall mounted units over with underlighting, integrated electric oven with four ring hob and extractor canopy above, integrated dishwasher. To the opposite side of the kitchen are further worktop surfaces with base storage cupboards below and integrated washing machine and eye level wall mounted units over, one of which conceals the Glow Worm boiler serving the heating and domestic hot water supply. The kitchen has coved smooth plastered ceiling with inset LED downlighting, partly tiled walls, radiator, window to front aspect and a glazed door and window lead to a utility area with space and plumbing available for an automatic washing machine and space suitable for a freezer

BEDROOM 1 10' 11" x 10' 3" plus wardrobes (3.33m x 3.12m) Coved ceiling, radiator, window overlooking the rear garden, running across the full width of the room is a range of floor to ceiling mirror fronted wardrobe units

BEDROOM 2 11' 4" x 7' 10" (3.45m x 2.39m) Radiator, coved ceiling, window to front aspect

SHOWER ROOM Originally the bathroom and now fitted with a fully tiled shower cubicle, WC, wash hand basin with cabinet below, radiator, coved ceiling, partly tiled walls, window

OUTSIDE - FRONT To the front there is a low brick wall leading on to a driveway providing off road parking. The front garden has been neatly laid to lawn with stone edged borders stocked with numerous specimen shrubs. There is outside lighting and a water tap. The driveway continues to the **DETACHED GARAGE** fitted with an up and over door and between the garage and bungalow a brick wall with gate gives access to:



OUTSIDE - REAR Directly to the rear of the bungalow is a crazy paved patio and then a further patio area which then extends to an area of lawn, again with well stocked flower and shrub borders. There is a timber built shed and the rear garden is fully enclosed by timber panelled fencing and enjoys a good degree of privacy.

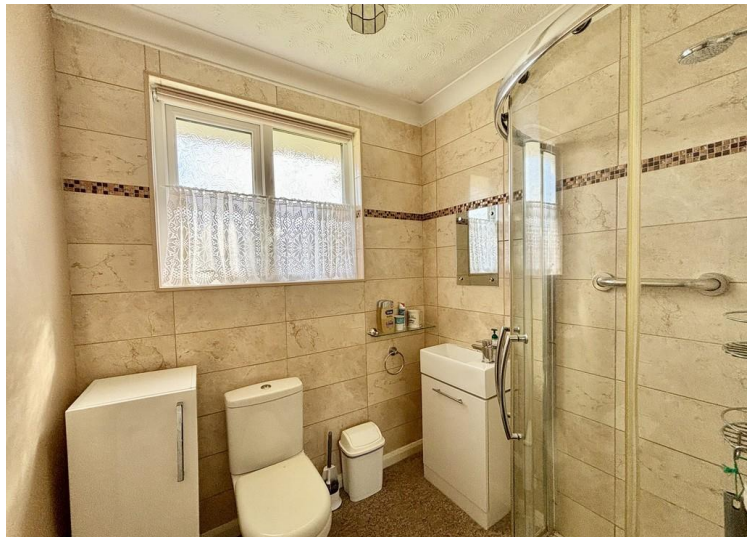
COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	60
(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. 70.5 sq. metres (758.4 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.