

15 Roman Road
Broadstone BH18 9DF

Price Guide **£500,000** Freehold



A THREE BEDROOM, TWO BATHROOM
DETACHED FAMILY CHALET BUNGALOW
SET IN A QUIET AND SOUGHT AFTER
LOCATION AND OFFERED TO THE MARKET
WITH NO FORWARD CHAIN.



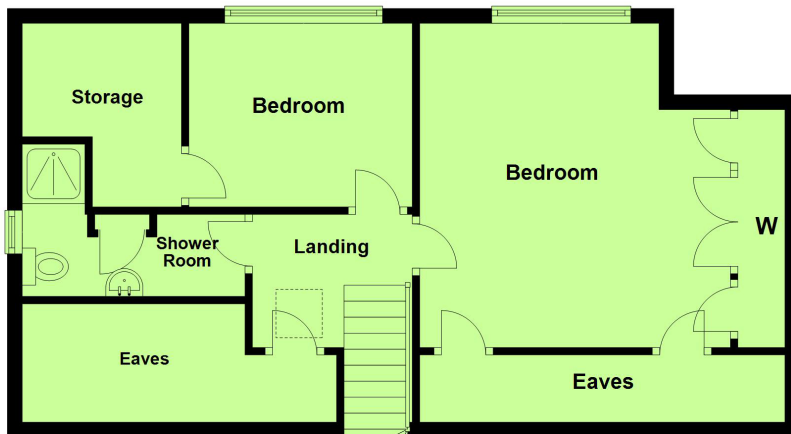
Ground Floor

Approx. 79.4 sq. metres (854.1 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



Total area: approx. 132.9 sq. metres (1430.7 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 HALLWAY**
- * LOUNGE/DINING ROOM 22'2" (MAXIMUM) x 17'6" (MAXIMUM)
(6.76m x 5.36m)**
- * KITCHEN/BREAKFAST ROOM 11'9" x 11'1" (3.62m x 3.38m)**
- * GROUND FLOOR BEDROOM ONE 13'9" x 11' (4.23m x 3.35m)**
- * GROUND FLOOR WET ROOM 8'7" x 5'4" (2.65m x 1.64m)**
- * STAIRS LEAD FROM THE HALLWAY TO THE FIRST FLOOR LANDING**
- * BEDROOM TWO 14'3" TO WARDROBE FRONTS x 14'3" (4.35m x 4.35m)**

 - * BEDROOM THREE 9'9" x 8' (3.01m x 2.43m)**
- * SHOWER ROOM 9'7" x 7'2" (MAXIMUM) (2.95m x 2.19m)**
- * FRONT AND REAR GARDENS**
- * DRIVEWAY PROVIDING OFF ROAD PARKING**
- * SINGLE GARAGE**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**
- * DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

UPVC obscured glazed front door leads to the spacious entrance hall giving access to the principal rooms with built in airing cupboard housing the hot water cylinder. The spacious lounge/dining room has triple aspect windows, feature fireplace with stone surround and double glazed patio door leading to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated four ring burner gas hob with extractor fan above, part tiled walls, integrated 'Neff' microwave, integrated double oven, dual aspect windows to rear and side and door giving access to the garden. There is a ground floor bedroom to the front of the property with dual aspect windows and a ground floor bathroom/wet room with low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted shower, wall mounted heated towel rail, fitted mirrored medicine cabinet, part tiled walls, tiled floor and window to the side aspect.

Stairs lead from the entrance hall to the first floor landing, undereaves storage and Velux window. Bedroom two has built in wardrobes and far reaching views towards Poole. Bedroom three has a built in cupboard and far reaching views. The shower room comprises pedestal wash hand basin with mixer tap, low level flush WC, tiled shower cubicle with wall mounted shower, wall mounted heated towel rail and built in cupboard.

The front of the property is predominantly laid to lawn with shrub borders, driveway providing off road parking in turn leading to the single garage to the rear. The rear garden is laid to both lawn and patio with shrub and herbaceous borders.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and at the top of the hill turn left into Roman Road.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band E

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: R1833