

3 Fairview Drive
Broadstone BH18 9AP

Price **£395,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW
SITUATED IN A QUIET AND POPULAR RESIDENTIAL
LOCATION CLOSE TO BROADSTONE'S SHOPS AND
BENEFITTING FROM A GOOD SIZED REAR GARDEN
AND NO FORWARD CHAIN.



Total area: approx. 62.9 sq. metres (676.8 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 HALLWAY 13' 2" X 3' 9" (4.02m x 1.18m)**

- * SITTING ROOM 16' 1" X 10' 8" (4.90m x 3.29m)**

- * KITCHEN 12' X 10' 1" (3.65m x 3.07m)**

- * BEDROOM ONE 12' 4" X 11' 9" (3.77m x 3.62m)**

- * BEDROOM TWO 11' 9" X 8' 9" (3.62m x 2.71m)**

- * FAMILY BATHROOM 7' 6" X 5' 5" (2.31m x 1.67m)**

- * DRIVEWAY PARKING**

- * SINGLE GARAGE**

- * FRONT AND REAR GARDENS**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property a UPVC double glazed frosted door gives access into the entrance hallway which has telephone point, loft access via a hatch and airing cupboard with hot water tank. The light and airy sitting room has windows to front and side aspect, TV point, telephone point and central fireplace with marble effect surround, hearth and mantel. The kitchen has window and door to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap and space for fridge, freezer and oven.

Both bedrooms have windows to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to front aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a low maintenance garden being laid to decorative shingle with low level brick wall and mature shrub borders. Via double opening gates a driveway provides off road parking for a number of vehicles in turn leading to the single garage which has up and over door. The secluded rear garden is predominantly laid to lawn with mature shrub and timber fence borders. Hard stand for shed, greenhouse and summer house. Access down the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the third exit into Higher Blandford Road. Take the second turning on the right into Fairview Crescent and Fairview Drive is on the right hand side.

COUNCIL TAX: Band D. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: 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: R1863