



61 Rugby Road, Poole BH17 7HL

The chance to acquire a well maintained two double bedroom detached bungalow set on a large corner plot in this established residential area. Scope for improvement/extension. Offered for sale with No Forward Chain.

EPC: 51 Council Tax Band: D Price Guide: £395,000 Freehold







Key Features

- TWO DOUBLE BEDROOMS
- LIVING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- SHOWER ROOM AND SEPARATE WC
- DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- GARAGE
- BEAUTIFULLY MAINTAINED GARDENS ON A CHOICE CORNER PLOT
- POPULAR RESIDENTIAL AREA
- OFFERED FOR SALE WITH NO FORWARD CHAIN

The Property

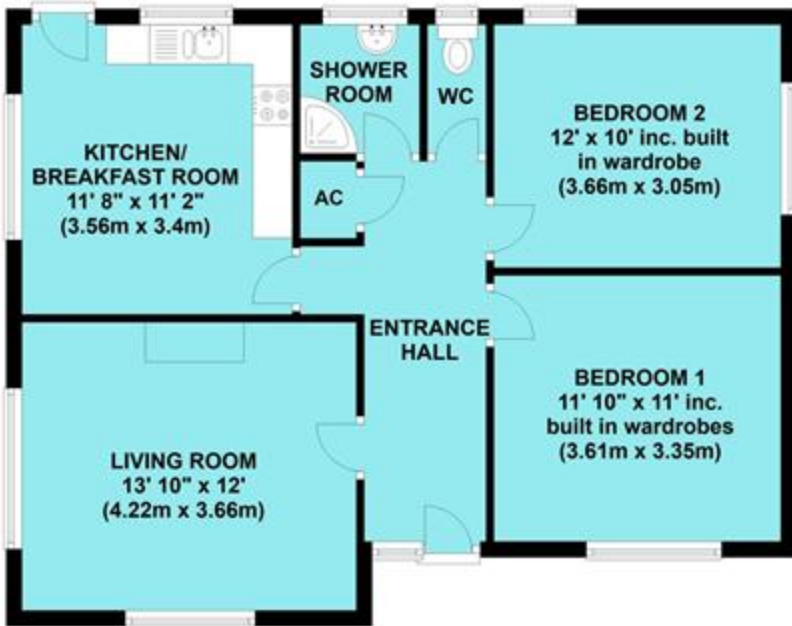
Located in a popular residential area just over a mile from Broadstone high street, 61 Rugby Road is a much loved, well maintained detached bungalow, having been in the same ownership from new.

Upon entering the property there is a spacious reception hall which serves all principal rooms and has the benefit of an access hatch to the loft space. The dual aspect living room is found at the front of the property and this room overlooks the well stocked gardens. There is a fitted kitchen/breakfast room with a range of appliances, together with a floor mounted Potterton gas boiler. Again, this room overlooks the garden. There are two double

bedrooms, both with built in wardrobes, together with a shower room and separate cloakroom.

Once outside, one will find a large wrap around garden with impeccably maintained lawned areas, bordered by mature hedgerow and a variety of shrubs. There is a driveway leading to a detached garage with ample adjacent space for a motorhome if needed.

In our opinion, a well maintained loved home, now ready for cosmetic modernisation or alternatively, redevelopment, subject to the normal consents being obtained.



Total area: approx. 66.4 sq. metres (714.5 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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