

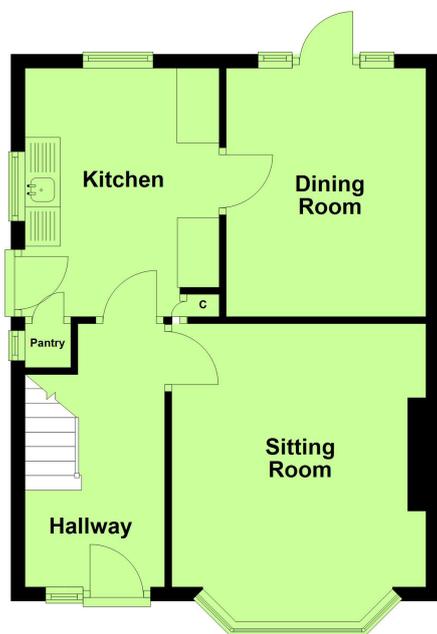
30 Abbotsbury Road  
Broadstone BH18 9DA

Price **£450,000** Freehold

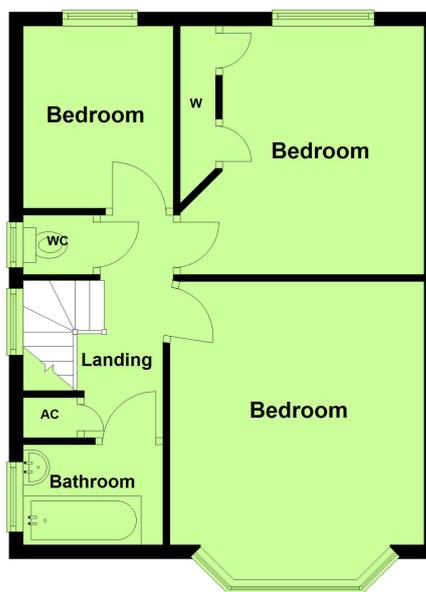


AN OLDER STYLE THREE BEDROOM,  
TWO RECEPTION ROOM DETACHED  
FAMILY HOME, SITUATED IN A  
POPULAR LOCATION, BENEFITTING  
FROM SIZEABLE REAR GARDEN AND  
NO FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 85.5 sq. metres (920.2 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 and 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 12'7" x 6'9" (3.87m x 2.1m)**
  
- \* SITTING ROOM 14'1" x 12'2" (4.29m x 3.71m)**
  
- \* KITCHEN 12'2" x 9'4" (3.71m x 2.86m)**
  
- \* DINING ROOM 12'7" x 9'9" (3.87m x 3.02m)**
  
- \* STAIRS RISING TO FIRST FLOOR**
  
- \* BEDROOM ONE 14'8" x 12'3" (4.51m x 3.74m)**
  
- \* BEDROOM TWO 12' x 11'4" (3.65m x 3.47m)**
  
- \* BEDROOM THREE 8'8" x 7'6" (2.68m x 2.31m)**
  
- \* FAMILY BATHROOM 6'8" x 5'1" (2.07m x 1.55m)**
  
- \* CLOAKROOM 4' x 2'9" (1.21m x 0.88m)**
  
- \* FRONT AND SIZEABLE REAR GARDEN**
  
- \* DRIVEWAY PARKING**
  
- \* DETACHED SINGLE GARAGE**
  
- \* PART DOUBLE GLAZED**
  
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The timber glazed frosted front door gives access into the spacious entrance hallway which has window to front aspect, telephone point, stairs rising to first floor and understairs storage cupboard. The sitting room has feature bay window to front aspect, TV point and central fireplace with inset gas fire with tiled hearth, surround and mantel. The kitchen has windows to side and rear, door giving access to garden, understairs storage cupboard, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, single sink with double drainer and mixer tap, built in cupboard and space for oven and washing machine. The dining room has two windows to rear aspect, door leading to the garden and telephone point.

The first floor landing has storage cupboard, loft access via a hatch and window to side aspect. Bedroom one has feature bay window to front aspect and central fireplace with inset gas fire with tiled hearth, surround and mantel. Bedrooms two and three both have windows to rear aspect with pleasant views over the garden with bedroom two benefitting from fitted wardrobes. The family bathroom has frosted window to side, part tiled walls, towel ladder radiator, wash hand basin with hot and cold tap and bath with hot and cold tap. The cloakroom has frosted window to side aspect and low level flush WC.

To the front of the property is an area laid to lawn and a driveway providing off road parking for a number of vehicles in turn leading to the detached single garage which has double opening doors, light, power and timber door to side. One of the main features of this property is the sizeable and mature rear garden which is predominantly laid to lawn with mature shrub and timber fence borders. Access along the side in turn leads to the front.





**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 third turning on the right hand side into Abbotsbury Road.

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

**ENERGY EFFICIENCY RATING:** Band 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: R2076**