

**Wishing Well, 4 Lytham Road,  
Broadstone, BH18 8JS**

**£325,000  
Freehold**

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**A two double bedroom detached bungalow situated in a popular residential location and benefitting from a sunny, good size, rear garden. The property is now in need of extensive modernisation and offers great scope to extend, subject to the usual planning permissions. The bungalow has UPVC double glazing and electric night storage heating, and the driveway provides off road parking for a number of vehicles leading to the garage. The bungalow is situated within close proximity to a bus stop, and is also within walking distance to the centre of Broadstone and Pocket Park.**



**UPVC DOUBLE GLAZED DOOR** Leads to:

**LEAN TO ENTRANCE PORCH** With a brick plinth and UPVC double glazed windows with polycarbonate roof and a door leading to the rear garden

**GLAZED FRONT DOOR** Leads to:

**RECEPTION HALL** Night storage heater, access to roof space, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving above

**LOUNGE** 15' 6" x 10' 5" (4.72m x 3.18m) Coved smooth plastered ceiling, night storage heater, Purbeck stone fireplace, window to side aspect and UPVC double glazed door with adjoining windows leads to the rear garden

**KITCHEN** 8' 4" x 8' 3" (2.54m x 2.51m) Single bowl single drainer sink unit with centre mixer tap, worktop surfaces with base storage cupboards below and space for cooker, further worktop surfaces with drawers and cupboards below and eye level wall mounted units, space suitable for an upright fridge/freezer, larder style cupboard, window overlooking the rear garden and door leads to the side porch

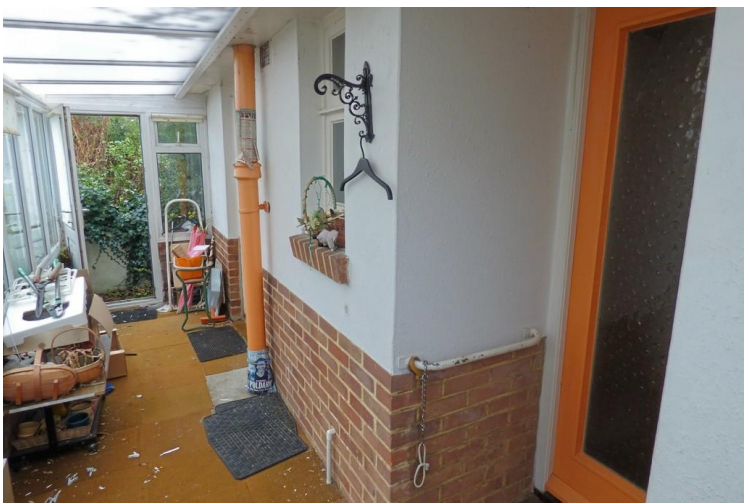
**BEDROOM 1** 12' 3" x 10' plus bay window (3.73m x 3.05m) Night storage heater, bay window to front aspect

**BEDROOM 2** 12' x 10' 5" (3.66m x 3.18m) Night storage heater, window to front aspect

**BATHROOM** Comprising of bath with centre mixer tap, wash hand basin, fully tiled walls, window, electric towel rail, wall mounted electric heater

**SEPARATE CLOAKROOM** With WC and window (not UPVC double glazed)

**OUTSIDE - FRONT** To the front of the property there is a rendered wall with wrought iron double gates leading into a block paved driveway providing off road parking and leading to the attached **SINGLE GARAGE** with an up and over door, window to the rear and UPVC door giving access to the back garden. To the opposite side of the garden a wrought iron gate leads to a block paved pathway and in turn to the front door. The front garden has been arranged with raised beds, an area of paving slab punctuated by a number of mature plants.





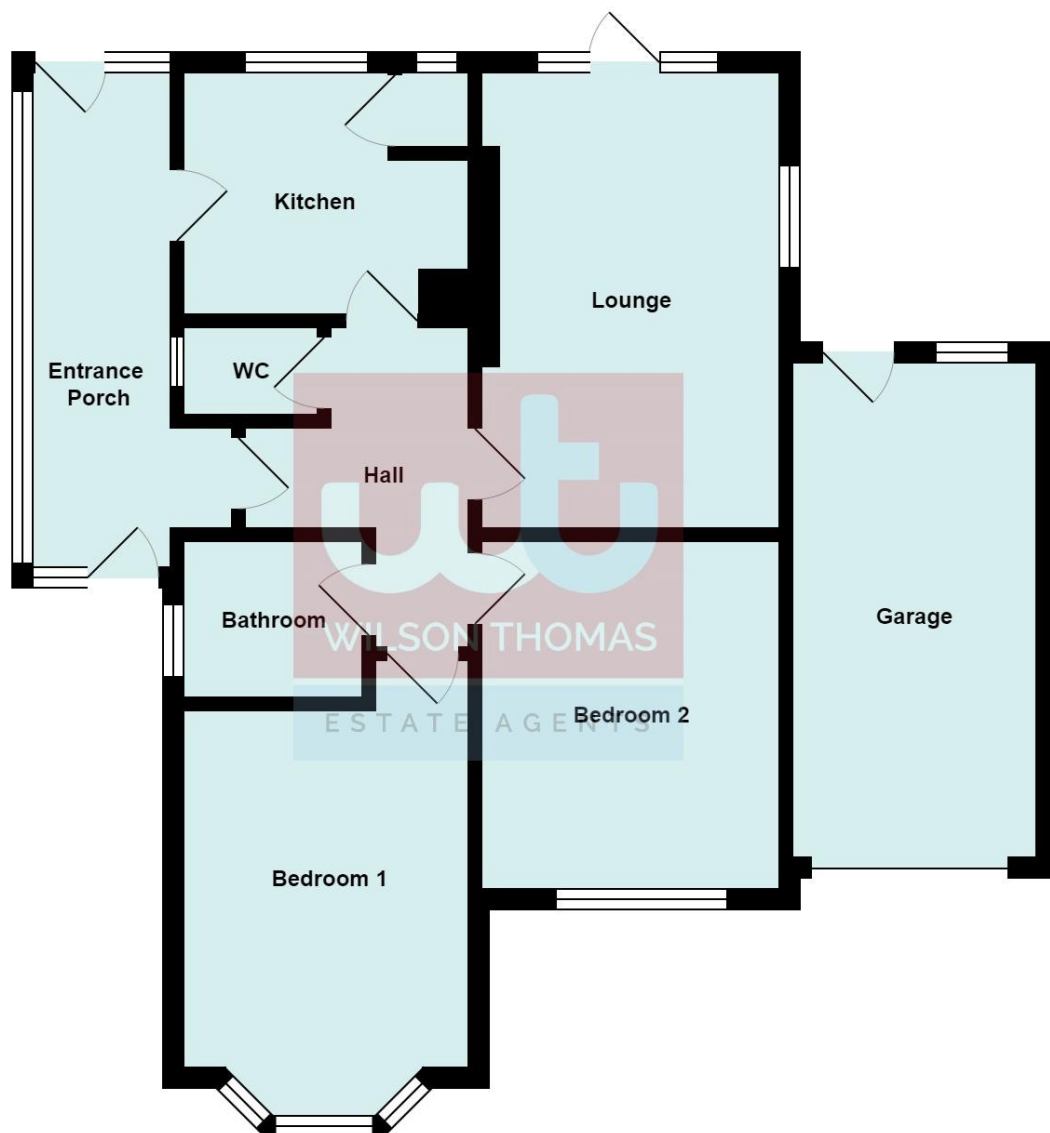
**OUTSIDE - REAR** To the rear of the property is a paved patio area with water tap which then leads to the majority of the garden, which although has now become overgrown, contains a number of specimen trees and shrubs and enjoys a good degree of privacy and a sunny aspect.

**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.

**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.

**Ref: 14110**





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