



4 Broadmeade Court, Forde Park

£259,950



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*In a convenient and accessible location with views across Forde Park the property offers a mid-terrace home in need of refurbishment.*





# INTRODUCTION

*Situated adjacent to Forde Park which offers 8 acres of almost level green space with tree lined pathways, croquet lawn, tennis courts and a community cafe*

Approached from the road, a pathway leads through the low maintenance front garden and to the front door. Once inside, the entrance hall has double doors opening into the sitting/dining room which has a bay window to the front overlooking Forde Park and a window to the rear. Also on the ground floor is the kitchen with access to the rear garden and there is a WC. On the first floor, the landing leads to two bedrooms, and a bathroom/WC. The original third bedroom has been incorporated to make a larger main bedroom and could easily be reinstated as a third bedroom if required. Outside is an enclosed low maintenance courtyard to the rear with access onto a communal area and a single garage in a block.

ENTRANCE HALL - 4.95m x 1.93m (16'3" x 6'4") Coved ceiling with pendant light point, smoke detector, stairs with handrail to first floor, under stairs storage cupboard housing the electric meter and consumer unit, further storage cupboard, radiator, double doors to

SITTING ROOM - 3.84m x 3.25m (12'7" plus bay x 10'8") Coved ceiling with pendant light point, uPVC double glazed bay window with outlook over Forde Park, radiator with thermostat control, feature tiled fireplace, TV connection point, archway to





**DINING ROOM** - 3.63m x 2.54m (11'11" x 8'4")  
Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

**KITCHEN** - 2.82m x 2.62m (9'3" x 8'7")  
Strip light, uPVC double glazed window to rear aspect, uPVC double glazed door opening onto the rear garden, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces, inset sink and drainer, space for electric cooker, tiled surrounds, eye-level cabinets, wall mounted boiler, space and plumbing washing machine, space for further appliance.



#### GROUND FLOOR WC

Light point, uPVC obscure glazed window, comprising wash hand basin with tiled splashback, close coupled WC, cupboard housing gas meter.

**FIRST FLOOR LANDING**  
Coved ceiling with light point, smoke detector, access to loft space, storage cupboard with radiator and slatted shelving, doors to



**BEDROOM ONE** (originally two bedrooms and could be altered to create a third bedroom if required) - 5.44m x 3.68m (17'10" x 12'1")  
Coved ceiling with light points, uPVC double glazed window to front aspect with open outlook over Forde Park, radiators with thermostat control, built-in wardrobe with shelf and hanging rail.



**BEDROOM TWO** - 3.3m x 3.35m (10'10" x 11'0")  
Coved ceiling pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, built-in cupboard with shelving.

**BATHROOM/WC** - 2.36m x 1.63m (7'9" x 5'4")  
Coved ceiling with light point, uPVC obscure glazed window, radiator, shaver socket and strip light. Comprising panelled bath with twin hand grips, pedestal wash hand basin, close coupled WC, tiled walls.

#### OUTSIDE FRONT

With timber gate leading to the rear and a garage and nearby block.



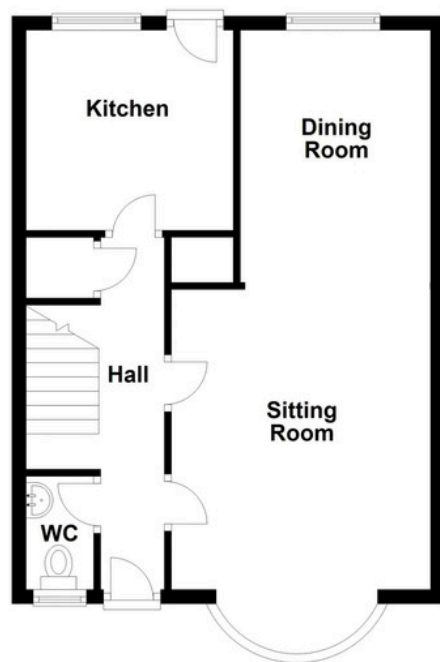
#### REAR

To the rear of the property and accessed from the kitchen is a level low maintenance garden laid to paving slabs and enclosed by block wall with a timber gate leading to a communal area with a single garage in a nearby block.

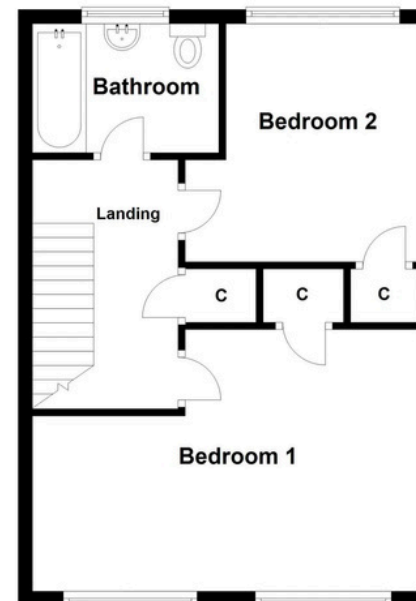
#### AGENTS NOTE

Please note that there is an annual maintenance fee of £543.88 per annum as a contribution towards common areas.

Ground Floor



First Floor



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