

11 Renault Drive
Broadstone BH18 8HW

Price **£380,000** Freehold



NOW IN NEED OF UPDATING THROUGHOUT,
THIS TWO BEDROOM DETACHED BUNGALOW
IS SET IN A QUIET AND SOUGHT AFTER
RESIDENTIAL LOCATION. SCOPE TO EXTEND (STPP).
OFFERED FOR SALE WITH NO FORWARD CHAIN.



Total area: approx. 65.7 sq. metres (706.8 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**

*** LOUNGE 17'9" x 11'2" (5.45m x 3.41m)**

*** KITCHEN/BREAKFAST ROOM 14'5" x 8' (4.41m x 2.43m)**

*** BEDROOM ONE 12'9" x 9'9" (3.93m x 3.01m)**

*** BEDROOM TWO 9'9" x 8'9" (3.01m x 2.71m)**

*** FAMILY BATHROOM 7'3" x 5'4" (2.22m x 1.64m)**

*** SINGLE GARAGE**

*** DRIVEWAY PARKING**

*** FRONT AND REAR GARDENS**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

UPVC obscured glazed front door leads to the entrance hallway where there is access to loft space and built in airing cupboard with hot water cylinder and slatted shelving above. The lounge has dual aspect windows to front and rear and feature fireplace with stone surround and hearth. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with twin taps, roll top work surfaces, wall mounted gas fired central heating boiler, part tiled walls, window overlooking the rear garden and obscured glazed door to the side aspect.

There are two double bedrooms with bedroom one situated at the front of the property. The family bathroom comprises white suite with panel enclosed bath with mixer tap, shower screen and shower over, pedestal wash hand basin with twin taps, low level flush WC, fully tiled walls and obscured glazed window to the side aspect.

The front of the property is predominantly laid to lawn with shrub and herbaceous borders, block paved driveway provides off road parking in turn leading to the single garage. The rear garden is also predominantly laid to lawn with patio area, personal door to the single garage, timber shed and summerhouse. There is timber gate giving access to the front of the property.



DIRECTIONS:

From Broadstone Centre proceed down York Road taking the fifth turning on the right into Whitby Avenue and then take the first turning on the left hand side into Renault Drive.

COUNCIL TAX: Band D BCP (Poole) Council.

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: R1720