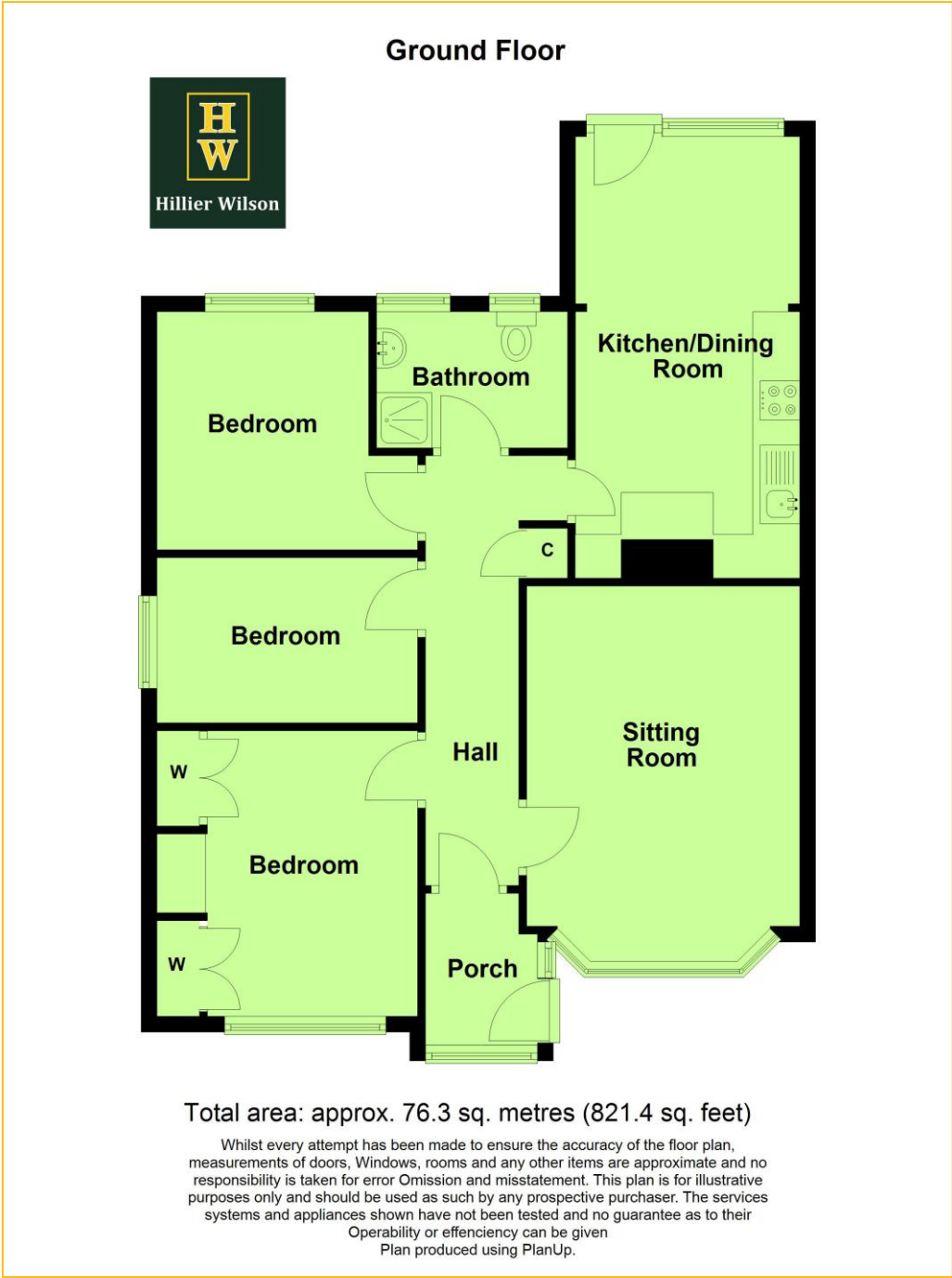


82 Sopers Lane
Poole BH17 7EU

Price **£375,000** Freehold



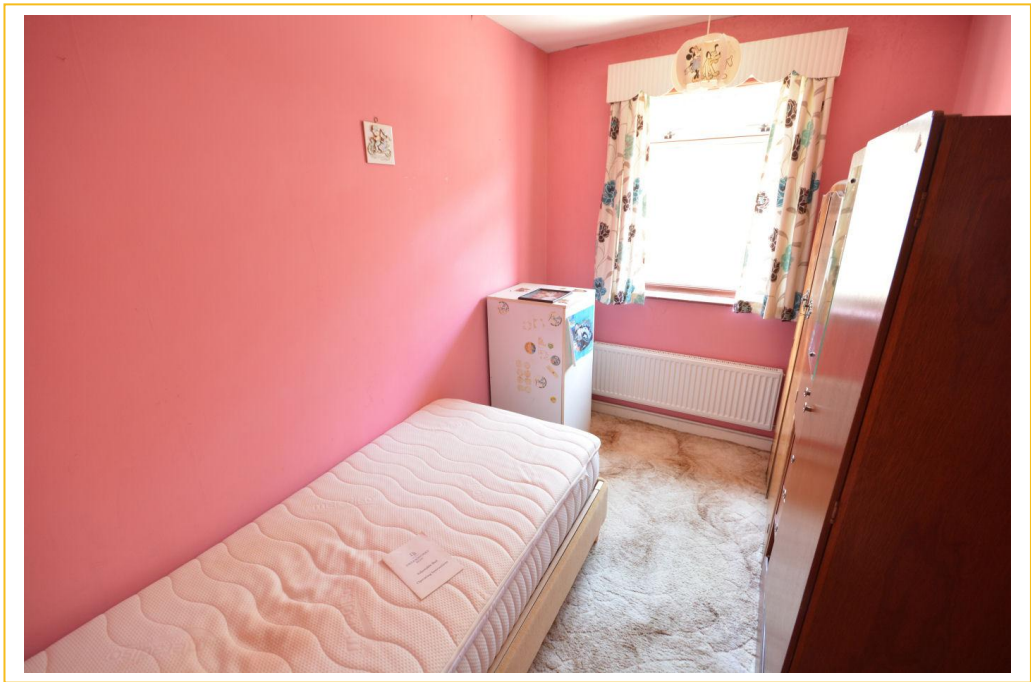
A THREE BEDROOM DETACHED BUNGALOW
SITUATED IN A CONVENIENT LOCATION,
BEING OFFERED TO THE MARKET WITH
NO FORWARD CHAIN. GENERAL UPDATING
THROUGHOUT REQUIRED.



- * PORCH 6'4" x 4'2" (1.95m x 1.28m)**
- * ENTRANCE HALLWAY 18'6" x 4'1" (5.66m x 1.24m)**
- * SITTING ROOM 15'4" x 11'4" (4.69m x 3.47m)**
- * KITCHEN/DINING ROOM 17'6" x 9'4" (5.36m x 2.86m)**
- * BEDROOM ONE 11'9" x 10'8" (3.62m x 3.29m)**
- * BEDROOM TWO 10'8" x 9'9" (3.29m x 3.01m)**
- * BEDROOM THREE 10'9" x 6'8" (3.32m x 2.07)**
- * SHOWER ROOM 7'9" x 5'7" (2.4m x 1.73m)**
- * FRONT & REAR GARDENS**
- * DRIVEWAY PARKING**
- * DETACHED SINGLE GARAGE**
- * PART DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC double glazed door gives access into the entrance porch which in turn via a frosted glazed door leads through to the entrance hallway which has loft access via a hatch, telephone point and storage cupboard housing the 'Glow-worm' boiler. The light and airy sitting room has two frosted windows to side aspect, feature bay window to front, TV point and telephone point. The kitchen/dining room has window to side aspect, further window and door to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, nest of five drawers, telephone point and space for oven, washing machine, fridge and freezer.

Bedroom one has window to front aspect and benefits from a range of fitted wardrobes, dressing table and drawers. Bedroom two has window to rear aspect with pleasant views over the rear garden and bedroom three has window to side aspect. The family shower room has two frosted windows to rear aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap, shower cubicle with shower and towel ladder radiator.

To the front of the property is a low maintenance garden and a driveway providing off road parking for a number of vehicles with access along the side, via wrought iron gates, leading to the rear garden which provides additional off road parking in turn leading to the detached single garage which has double opening doors. The remainder of the garden is laid to lawn with two areas being hardstanding for greenhouses, all of which are bound by timber fence and mature shrub borders.



**DIRECTIONS:**

From The Broadway proceed down York Road and at the bottom of the road turn left into Sopers Lane.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

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: R1984