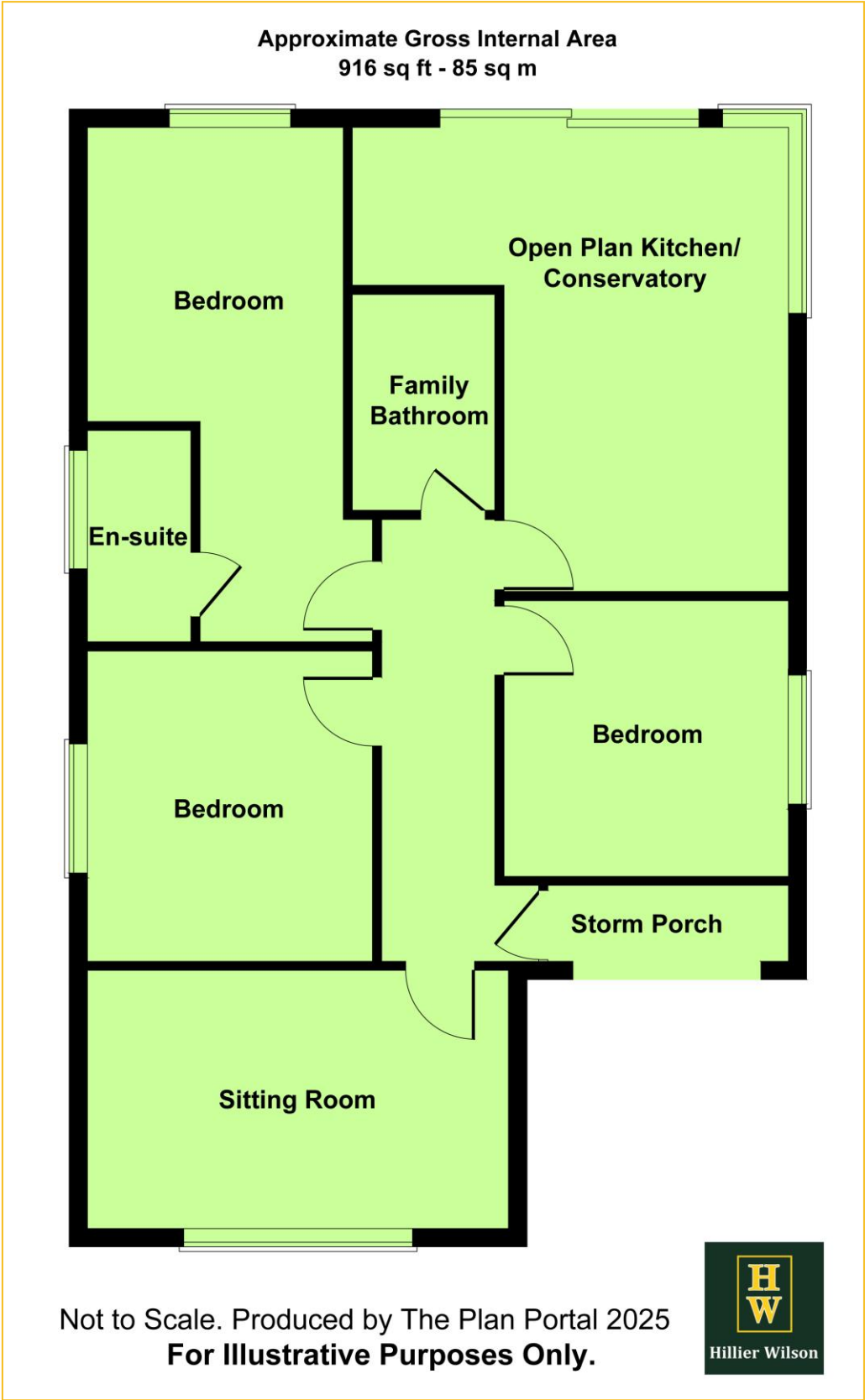


42 Anvil Crescent
Broadstone BH18 9DZ

Offers in Excess of **£450,000** Freehold



AN EXTREMELY WELL PRESENTED THREE
BEDROOM, TWO BATHROOM DETACHED
BUNGALOW, SITUATED IN A SOUGHT AFTER
LOCATION, BENEFITING FROM AN OPEN PLAN
KITCHEN DINER/CONSERVATORY.
VENDOR FOUND AND KEEN TO SELL.



*** ENTRANCE HALLWAY**

*** SITTING ROOM 17' X 10'9" (5.18m x 3.32m)**

*** KITCHEN/DINER/CONSERVATORY 19'6" X 14'7" (5.97m x 4.48m)**

*** BEDROOM ONE 18'9" X 10' MAXIMUM (5.76m x 3.04m)**

*** EN SUITE SHOWER ROOM 7'8" X 4' (2.37m x 1.21m)**

*** BEDROOM TWO 11'9" X 11'9" (3.62m x 3.62m)**

*** BEDROOM THREE 9'8" X 7'9" (2.98m x 2.40m)**

*** FAMILY BATHROOM 7'7" X 5'2" (2.34m x 1.58m)**

*** PRIVATE REAR GARDEN**

*** GAS FIRED CENTRAL HEATING**

*** UPVC DOUBLE GLAZING**

*** DRIVEWAY PARKING**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway with exposed parquet flooring and access to loft space. The sitting room also has exposed parquet flooring, inset ceiling speakers and large window to front aspect. The modern fitted open plan kitchen/diner/conservatory has a range of wall mounted and base storage cupboards and drawers, integrated appliances to include fridge/freezer, five ring burner gas hob with triple ovens and extractor fan oven, dishwasher and microwave, single ceramic bowl and drainer with mixer tap, built in wine rack, space and plumbing for washing machine and sliding patio doors to the rear garden.

Bedroom one is to the rear of the property with an en suite shower room (added by the current owners) comprising fully tiled shower cubicle with dual action showers, wash hand basin with mixer tap, low level flush WC, wall mounted heated towel rail, extractor fan, part tiled walls and tiled floor. Bedroom two has exposed parquet flooring and window to side aspect. Bedroom three also has exposed parquet flooring and window to side aspect. The family bathroom comprises panel enclosed corner bath with mixer tap and shower attachment, further fitted rain shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, fitted shelving, extractor fan and fully tiled walls and flooring.

Outside, the rear garden is laid to paved patio areas with a raised lawn with shrub and herbaceous borders. The front of the property is mainly laid to block paving providing off road parking for a number of vehicles with mature shrub borders.



**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 second turning on the right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and then take the first turning on the left hand side into Anvil Crescent.

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: R2013