

**FOR SALE**



**39 Broadmayne Road, Poole**  
**£250,000**

  
**MARTIN&CO**

## 39 Broadmayne Road, Poole

£250,000

- NO FORWARD CHAIN
- close to shops & schools
- 56 square metres
- gas central heating & double glazing
- fully enclosed rear garden
- council tax band 'B' = £1593pa
- redecorated & mainly new flooring

This two bedroomed home would be ideal for perhaps a first time buyer, or someone looking to upsize from a flat. With a lovely enclosed rear garden & garage, the home has two bedrooms, family bathroom, good size living room & kitchen with direct garden access! Close to schools & local shops, with double glazing & gas central heating.



PORCH UPVC double glazed porch.

FRONT GARDEN Laid to lawn, surrounded by hedging with paved path leading to the front door.

LIVING ROOM 14' 9" x 12' 0" (4.50m x 3.66m) with built in storage

KITCHEN 12' 0" x 8' 2" (3.66m x 2.5m) Range of wall & base units with worktop over, tiled splashbacks. Space & plumbing for free standing fridge/freezer, washing machine, electric cooker, space for dishwasher. Wall mounted 'Vaillant' boiler.

FULLY ENCLOSED REAR GARDEN Very private space, with paved sun terrace, continuing to steps leading to further paved area. Beyond the rose arch, the rest of the garden is laid to elevated planted borders with mature shrubs & trees, path leading the gate & garage.

LANDING with loft hatch.

BEDROOM 13' 5" x 8' 9" (4.09m x 2.69m) with built in wardrobe.

BEDROOM 8' 2" x 6' 11" (2.49m x 2.12m)

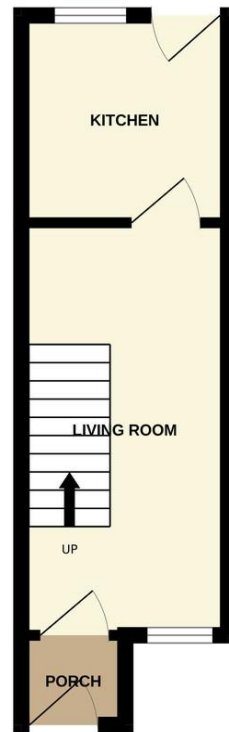
BATHROOM 7' 0" x 4' 9" (2.15m x 1.45m) Bath with shower over & screen, toilet, new vanity unit with inset basin, new flooring.

GARAGE with up & over door.

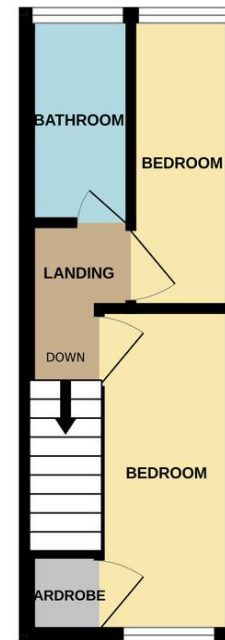


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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## Martin & Co Poole

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