



3 Rugby Road
Poole, BH17 7HJ



A well maintained two bedroom detached bungalow with a secluded westerly facing garden, driveway parking, carport and detached garage.

- Entrance hall
- Sitting room with wood burner
- Kitchen/breakfast room
- 2 bedrooms
- Shower room
- Driveway parking
- Garage & carport
- Gas fired central heating
- Double glazed
- Secluded westerly facing garden

ASKING PRICE:

£335,000 (Freehold)

EPC RATING:

Band - D





THE PROPERTY

Situated in a popular and well-established residential location, this two-bedroom detached bungalow offers well-balanced accommodation, generous parking and a delightful westerly facing rear garden, all within easy reach of local amenities, transport links and Broadstone town centre.

A covered entrance canopy leads to the front door and welcoming entrance hall, where there is a useful fitted storage cupboard.

The sitting room is a bright, spacious dual-aspect reception room, featuring a bay window to the front and an attractive feature fireplace with an inset wood-burning stove, creating a cosy focal point.

The kitchen/breakfast room is fitted with a range of base and eye-level units, incorporating a fitted oven and hob, a useful storage cupboard housing the gas-fired boiler, and space for additional appliances. A door leads through to the sunroom, a pleasant additional reception space overlooking and providing access to the rear garden.

The bungalow offers two well-proportioned bedrooms, with the principal bedroom benefitting from an excellent range of built-in wardrobes.

The shower room is fitted with a modern white two-piece suite, including a large walk-in shower, while a separate cloakroom provides a WC and wash hand basin.

OUTSIDE

The front of the property provides driveway parking for several vehicles. Double gates lead to the attached carport, which in turn gives access to the detached garage, offering excellent storage or workshop potential. The rear garden is a particular highlight, enjoying a desirable westerly facing aspect and a good degree of privacy. Laid predominantly to lawn, the garden is complemented by a patio terrace ideal for outdoor dining, while mature, well-stocked planted borders create an attractive and secluded setting.

LOCATION

Rugby Road is a popular residential location lying only 1 mile from Broadstone centre which offers a range of shops and amenities. Poole town is also close by offering a broader range of facilities.

ADDITIONAL INFORMATION

Council tax – D



Total Area: 70.3 m² ... 757 ft² (excluding garage)

All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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