

2 Lytham Road
Broadstone BH18 8JS

Price **£435,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A SIZEABLE CORNER PLOT AND OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



Total area: approx. 89.9 sq. metres (967.4 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 and 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.

- * **PORCH 4'6" x 3'9" (1.39m x 1.18m)**
- * **ENTRANCE HALLWAY 14'3" x 8'2" (MAXIMUM) (4.35m x 2.49m)**
- * **SITTING ROOM 17' x 12'4" (5.18m x 3.77m)**
- * **DINING ROOM/POTENTIAL BEDROOM THREE 9'3 x 8'2" (2.83m x 2.49m)**
- * **KITCHEN 18'2" x 9'4" (5.54m x 2.86m)**
- * **CONSERVATORY 15'5" x 6'8" (4.72m x 2.07m)**
- * **BEDROOM ONE 14' x 12' (4.26m x 3.65m)**
- * **BEDROOM TWO 11'8" x 9'5" (3.59m x 2.89m)**
- * **FAMILY BATHROOM 7'2" x 5'1" (2.19m x 1.55m)**
- * **CLOAKROOM 7'2" x 2'6" (2.19m x 0.79m)**
- * **FRONT, SIDE AND REAR GARDENS**
- * **DRIVEWAY PARKING**
- * **SINGLE GARAGE 20'3" x 10'1" (6.18m x 3.07m)**
- * **MAJORITY UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The timber glazed front door with matching side screen gives access into the entrance porch which has tiled flooring and via a further timber glazed door with matching side screens gives access into the entrance hallway which has loft access via a hatch, telephone point, cupboard housing fuses, two useful storage cupboards, one of which houses the hot water tank with slatted shelving. The light and airy sitting room has windows to front, side and rear aspect, TV point, central fireplace with inset electric fire with tiled hearth, surround and mantel. There is an archway leading through to the dining area/potential bedroom three which has door leading into the hallway, serving hatch to the kitchen and window to rear aspect. The kitchen has window to rear and side aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for dishwasher and tall fridge/freezer and integrated appliances to include oven, grill and four ring hob with extractor fan over. Off the kitchen is the conservatory with windows to rear and side aspect, space and plumbing for washing machine and tumble dryer and double glazed door giving access to the rear garden.

Bedroom one has windows to front and side aspects and a range of fitted furniture to include wardrobes, drawers and dressing table. Bedroom two has windows to front and side aspects and telephone point. The family bathroom has frosted window to front aspect, part tiled walls, shaver point, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap with shower over. The separate cloakroom has frosted window to front aspect, part tiled walls and low level flush WC.

To the front of the property is a low maintenance landscaped garden being laid to shrubs and shingle with block paved driveway providing off road parking in turn leading to the single garage which has electric roller up and over door, light, power and access to the rear garden. The side and rear gardens are laid to mature shrub borders and predominantly laid to lawn. There are a number of power points and security lights.



**DIRECTIONS:**

From The Broadway proceed down York Road for approximately half a mile and Lytham Road will be found on the left hand side.

COUNCIL TAX: Band E 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: R2062