

48 Lower Blandford Road  
Broadstone BH18 8NY

Price **£425,000** Freehold



A FULLY REFURBISHED AND EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM DETACHED FAMILY BUNGALOW WITH SIZEABLE GARDEN AND WITHIN CLOSE PROXIMITY TO BROADSTONE'S SHOPPING AMENITIES.



Total area: approx. 86.0 sq. metres (925.3 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 or 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.

**\* ENTRANCE HALLWAY**

**\* KITCHEN/DINING ROOM 23'8" (MAXIMUM) x 13'9" (MAXIMUM)  
(7.25m x 4.23m)**

**\* SITTING ROOM 15'4" x 15'4" (4.69m x 4.69m)**

**\* BEDROOM ONE 13'8" x 11'8" (4.2m x 3.59m)**

**\* BEDROOM TWO 10' x 8'9" (3m x 2.71m)**

**\* FAMILY BATHROOM 8'7" x 7'1" (2.65m x 2.19m)**

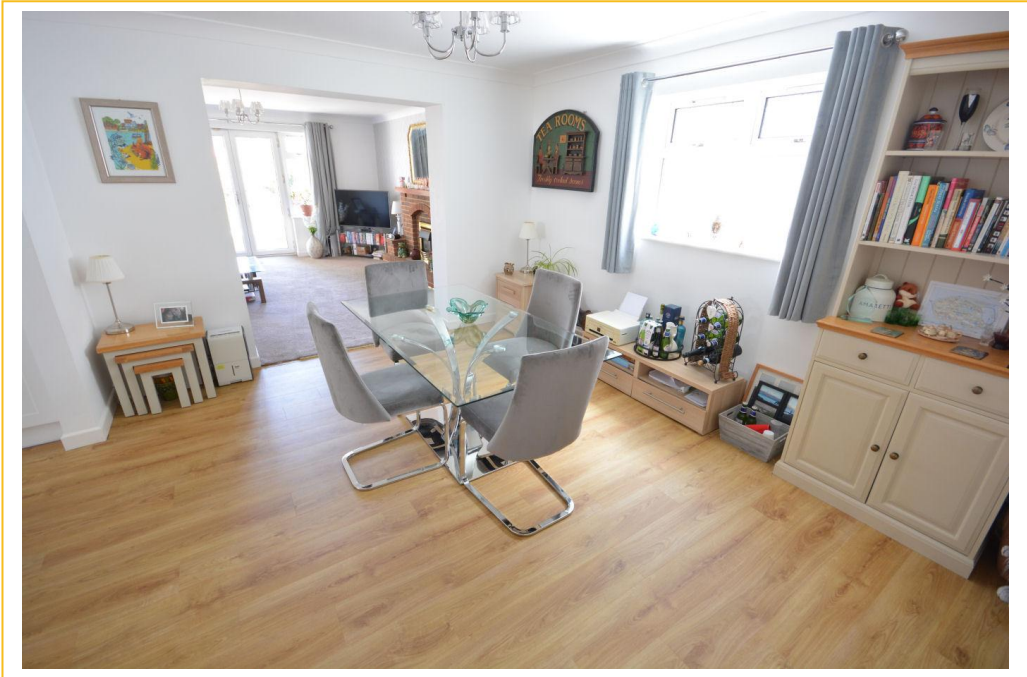
**\* FRONT AND REAR GARDENS**

**\* DOUBLE GARAGE**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

The front door leads to the spacious entrance hall with built in storage cupboards and access to loft space. The modern fitted kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, integrated dishwasher and fridge/freezer, integrated oven and microwave, part tiled walls and door to the rear garden. The dining area has an obscured glazed window to the side aspect and archway through to the sitting room which has dual aspect windows to rear and side and double opening doors to the rear garden, feature gas fireplace with brick surround and hearth.

Bedroom one is to the front of the property with built in wardrobes. Bedroom two is also a double bedroom with obscured double glazed window to the side aspect. The family bathroom comprises a white suite, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, panel enclosed bath with mixer tap, overhead shower and shower screen and wall mounted heated towel rail.

The front of the property is laid to block paving and tarmac driveway providing off road parking with shrub and herbaceous borders. The tarmac driveway leads to the double garage. The rear garden is predominantly laid to lawn with shrub and herbaceous borders, raised deck area, timber shed and further patio area.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and the property will be found in the service road on the left hand side.

**COUNCIL TAX:** Band D BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** 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: R1903**