Hillier Wilson

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62 Abbotsbury Road
Broadstone BH18 9DD

Offers in Excess of **£400,000** Freehold



A THREE BEDROOM DETACHED CHALET STYLE PROPERTY IN NEED OF GENERAL UPDATING THROUGHOUT AND BENEFITTING FROM SIZEABLE REAR GARDEN AND NO FORWARD CHAIN.



Total area: approx. 107.6 sq. metres (1157.9 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 effenciency can be given
Plan produced using PlanUp.

* **ENTRANCE HALLWAY 12'1" x 10'1" (MAXIMUM) (3.68m x 3.07m)**

* **LOUNGE/DINING ROOM 20'8" x 12'8" (MAXIMUM) (6.33m x 3.89m)**

* **CONSERVATORY 11'7" x 5'8" (3.56m x 1.76m)**

* **KITCHEN 9'9" x 9'1" (3.01m x 2.77m)**

* **UTILITY ROOM 9'7" x 5'8" (2.95m x 1.76m)**

* **BEDROOM ONE 12'8" x 11' (3.89m x 3.35m)**

* **BEDROOM TWO 13'2" x 10'9" (4.02m x 3.32m)**

* **FAMILY SHOWER ROOM 7'6" x 5'8" (2.31m x 1.76m)**

* **STAIRS RISING TO FIRST FLOOR**

* **BEDROOM THREE 14'8" x 11'4" (MAXIMUM) (4.51m x 3.47m)**

* **CLOAKROOM 4'10" x 4'6" (1.24m x 1.39m)**

* **OFF ROAD PARKING**

* **DETACHED SINGLE GARAGE**

* **SIZEABLE REAR GARDEN**

* **DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**

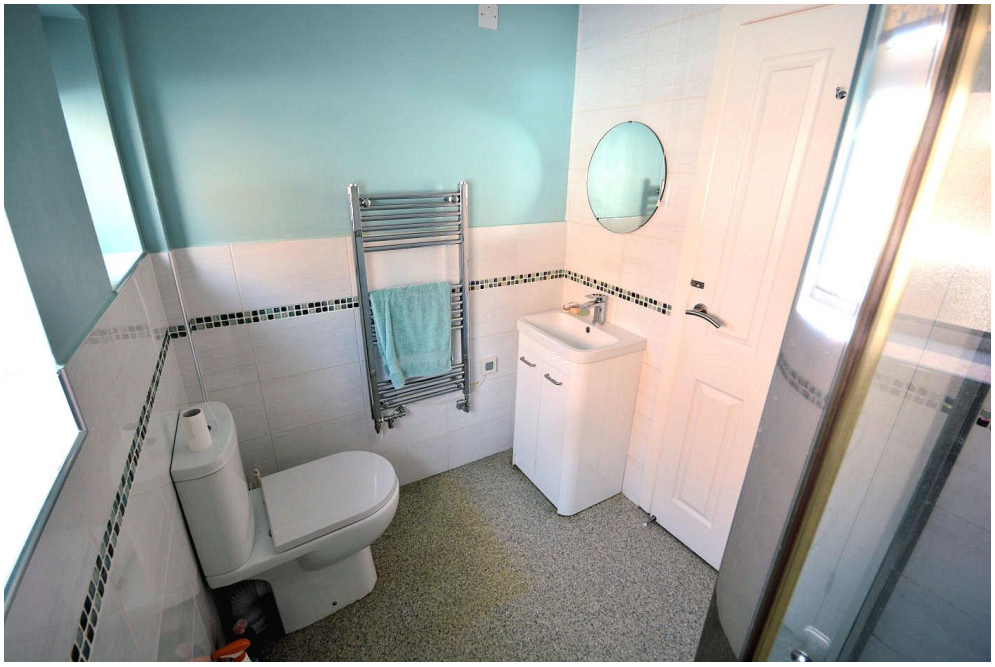












ABOUT THIS PROPERTY

At the side of the property via an open storm porch, a UPVC double glazed frosted door gives access into the entrance hallway which has telephone point and stairs rising to the first floor. The light and airy lounge/dining room has three windows to side, TV point and sliding patio doors leading to the conservatory which has pleasant views over the rear garden. The kitchen has window to side, range of wall and floor mounted cupboards, roll top work surfaces, fully tiled walls, serving hatch through to lounge/dining room, one and three quarter single sink with drainer and mixer tap, space for slimline dishwasher and fridge and integrated appliances to include oven, grill, four ring ceramic hob and extractor fan over. Off the kitchen is the utility room which has window to rear, range of wall and floor mounted cupboards, work surfaces over, space for freezer and washing machine, tiled flooring and frosted glazed door giving access to side.

Bedroom one has window to front, TV point and a range of fitted furniture to include wardrobes, cupboards and drawers. Bedroom two has window to front. The shower room comprises part tiled walls, two windows to side, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin with mixer tap and shower cubicle with shower.

The first floor landing has access to eaves storage. Bedroom three has window to side, further Velux window to rear and built in cupboard with double opening doors. The cloakroom has part tiled walls, low level flush WC and vanity unit with inset wash hand basin with cold tap.

To the front of the property is an area laid to lawn with mature shrubs and a tarmac driveway providing off road parking in turn leading along the side of the property to the detached single garage which has personal timber door, frosted window to side, light and power. To the rear of the garage is a brick built workshop. Arguably, the main feature of this property is the sizeable and secluded rear garden which is predominantly laid to lawn with mature shrub and timber fence borders. Access along both sides leads to the front. The property also benefits from three storage areas in the basement which is accessed via timber doors.





DIRECTIONS:

From Broadstone Centre 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 third turning on the right hand side into Abbotsbury Road.

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: R2155