



22 Rugby Road  
Poole, BH17 7HJ



A spacious, extended 3 double bedroom detached bungalow offered with no forward chain, situated in a quiet, residential location close to Broadstone.

- 3 double bedrooms
- Kitchen/dining room
- Sitting room
- Shower room
- Driveway parking for several vehicles
- Oversize detached garage
- Gas fired central heating
- Double glazed
- Quiet location
- 1 mile from Broadstone centre
- No onward chain

## ASKING PRICE:

£395,000 (Freehold)

## EPC RATING:

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





## PROPERTY DESCRIPTION

A spacious and well-presented three bedroom detached bungalow, situated along a quiet residential road and offered to the market with no forward chain. The property has been well maintained over the years and is presented in good order throughout, whilst offering clear scope for modernisation and personalisation.

## ACCOMMODATION

The property is accessed via a welcoming reception hall, which provides access to the loft via hatch and includes a fitted cupboard housing the gas-fired boiler.

Positioned to the rear of the property, the sitting room is a bright and comfortable space, featuring sliding patio doors that open directly onto the rear garden, creating an excellent connection between indoor and outdoor living.

The kitchen/dining room is generously proportioned and fitted with a range of units and built-in appliances, including a fridge, washing machine and a dishwasher together with a range cooker. There is ample space for a dining table, making it ideal for both everyday living and entertaining.

The bungalow offers three well-proportioned double bedrooms. Bedroom one benefits from a large walk-in style wardrobe with sliding doors whilst bedroom three also includes built-in wardrobes, providing useful storage.

The shower room is fitted with a large walk-in shower and wash basin, complemented by a separate WC.

## OUTSIDE

To the front, the property enjoys a lawned garden with mature planted borders, creating an attractive approach. A driveway provides off-road parking for several vehicles and leads to an oversized detached single garage, which benefits from power and lighting.

The rear garden has been designed with ease of maintenance in mind, being predominantly paved and complemented by a timber deck, shingle areas, and well-stocked planted borders—ideal for outdoor seating and entertaining.

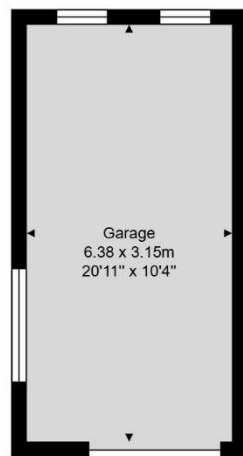
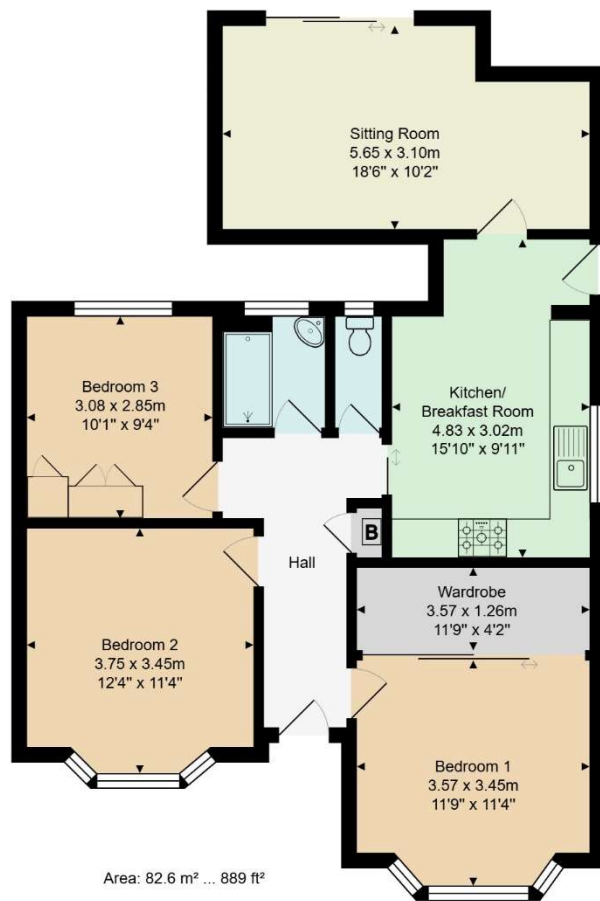
## LOCATION

The property is set along a quiet road within a short walk of local bus routes. Approximately 1 mile away Broadstone village centre offers a good range of shops and amenities, and Poole town centre is 2.5 miles away.

## ADDITIONAL INFORMATION

Council tax – D





Garage  
Area: 20.0 m<sup>2</sup> ... 215 ft<sup>2</sup>

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;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk