



16 Denison Road, Poole BH17 7LU

A well presented and maintained detached bungalow, situated in a quiet location between the centres of Broadstone and Poole and benefiting from no forward chain, ample off road parking and a generous rear garden.

EPC: 60 Council Tax Band: D Price: £367,500 Freehold







Key Features

- NO FORWARD CHAIN
- TWO BEDROOMS
- GOOD SIZE LOUNGE/DINING ROOM
- DOUBLE GLAZING
- GAS FIRED HEATING
- WELL PRESENTED
- GOOD SIZE DRIVEWAY
- GARAGE
- PRIVATE, GENEROUS REAR GARDEN
- SCOPE FOR EXTENSION (STPP)

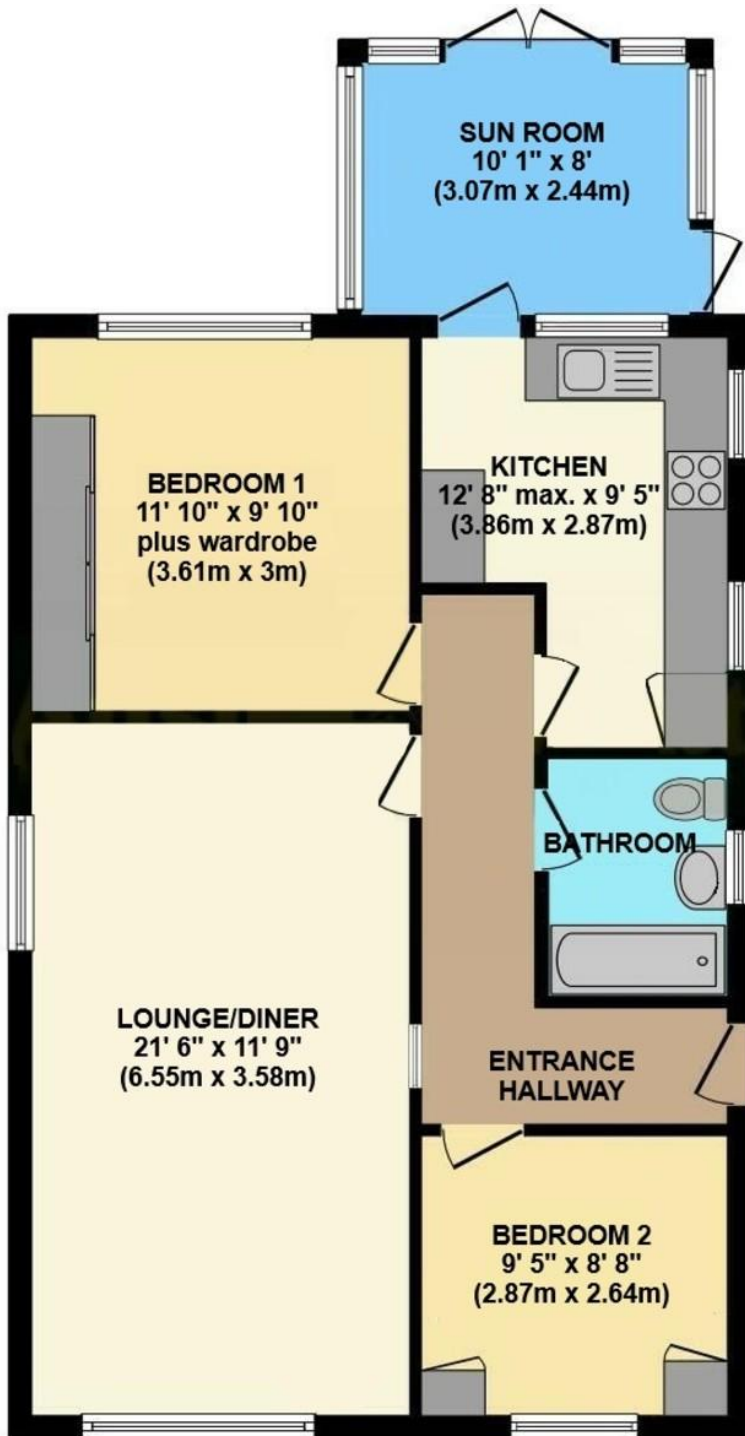
The Property

This property has been in the same family for many years and is situated in an established and convenient location just over a mile away from the centre of Broadstone and bus routes are just a short walk from the property. If desired, the bungalow offers scope for extension, both upwards and outwards, as with neighbouring homes, subject to the usual planning permissions.

The bungalow was originally constructed with three bedrooms which could easily be reverted to but now provides a more generous lounge/dining room. The accommodation comprises of a reception hall leading

to the lounge/dining room, a kitchen with integrated dishwasher, washing machine, oven and hob and a fridge/freezer, and a sun room overlooking the rear garden, there are then two bedrooms and a bathroom.

To the front of the property there is a low brick wall land and then an area of lawn with established borders and parking for a number of vehicles leading to a detached garage. The rear garden is of a very good size and enjoys a good degree of privacy, there is a generous patio which leads to an area of lawn with established borders.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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