

9 Lower Blandford Road  
Broadstone BH18 8NR

Price **£375,000** Freehold



A DECEPTIVELY SPACIOUS THREE BEDROOM  
DETACHED BUNGALOW OFFERED TO THE MARKET  
WITH NO FORWARD CHAIN. BENEFITTING FROM A  
SIZEABLE SOUTHERLY FACING REAR GARDEN.



**\* ENTRANCE HALLWAY**

**\* SITTING ROOM 18'3" X 13'4" (5.57m x 4.08m)**

**\* KITCHEN 14'7" X 9'6" (4.48m x 2.92m)**

**\* CONSERVATORY**

**\* BEDROOM ONE 13'4" X 11' (4.08m x 3.35m)**

**\* BEDROOM TWO 10'9" X 9'4" (3.32m x 2.86m)**

**\* BEDROOM THREE 9'6" X 8'5" (2.92m x 2.59m)**

**\* SHOWER ROOM 5'8" X 5'5" (1.76m x 1.67m)**

**\* CLOAKROOM 5'7" X 2'6" (1.73m x 0.79m)**

**\* FRONT AND REAR GARDENS**

**\* DETACHED SINGLE GARAGE**

**\* DOUBLE GLAZED AND 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 picture rails, wood effect flooring, loft access via a hatch, telephone point, further storage cupboard with double opening doors with cupboards above. The spacious sitting room has window to front, feature circular window to side, picture rails, wood effect flooring, telephone point, TV point and central fireplace with inset electric fire. The kitchen has door leading out to the conservatory, windows to rear and side, range of wall and floor mounted cupboards, working surfaces over, single sink with drainer and mixer tap, wall mounted 'Worcester' boiler, part tiled walls and space for tall fridge/freezer and oven. The conservatory has tiled flooring, door to side and double opening doors leading out to the rear garden.

Bedroom one has window to rear, wood effect flooring and benefits from fitted wardrobes. Bedroom two has window to front and bedroom three has window to side, both bedrooms benefit from wood effect flooring. The shower room has frosted window to side, part tiled walls, towel ladder radiator, pedestal wash hand basin with mixer tap and shower cubicle with shower. The cloakroom has frosted window to side, part tiled walls, tiled flooring and low level flush WC.

To the front of the property is an area laid to lawn with low level brick and mature shrub borders and there is a pathway leading down to the side. One of the main features to the property is the sizeable and southerly facing rear garden which is predominantly laid to lawn and flower beds all of which are bound by timber fence borders. To the rear of the garden there are double opening gates accessed off Hilary Road in turn leading to a tarmac area providing off road parking. The single detached garage has light and power.





**DIRECTIONS:**

Proceed away from Broadstone along the Lower Blandford Road for around half a mile before taking the right hand turning into Chetwode Way. Upon reaching the T- junction turn left into Kitchener Crescent, then take the second left hand turning into Hilary Road and the property will be found on the left hand side.

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

**ENERGY EFFICIENCY RATING:** Band 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: R2097**