



## 52 Abbotsbury Road, Broadstone BH18 9DD

A generous two double bedroom detached bungalow situated in a popular location and offering scope to extend and improve subject to the usual planning permissions.

**EPC: 27 Council Tax Band: D Price: £375,000 Freehold**











## Key Features

- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM WITH FIREPLACE
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- GOOD SIZE REAR GARDEN
- SCOPE TO EXTEND & IMPROVE (STPP)
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- POPULAR LOCATION
- NO FORWARD CHAIN

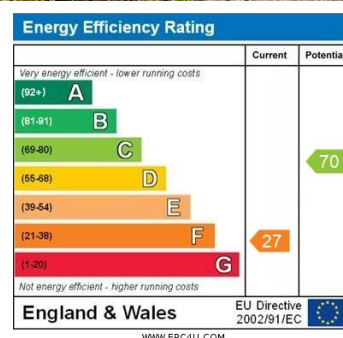
## The Property

A UPVC double glazed front door leads into an entrance porch and through into the reception hall with airing cupboard and doors off to all principal rooms. There is a good size lounge with a tiled fireplace with a gas fire and a door leads to the kitchen which overlooks the rear garden and has a door to the side. Both bedrooms overlook the rear garden, bedroom 1 having two built in wardrobes. The bathroom has a bath and separate shower cubicle and access to the loft hatch, a separate cloakroom completes the accommodation. The front garden has been predominantly laid to lawn with a brick wall to the front boundary and panelled fencing to both side boundaries. Gates to either side

of the bungalow give access to the rear garden which has a paved patio running along the full width of the property, steps then lead down to the majority of the garden, which has been laid to lawn and is fully enclosed by fencing. There is permission to use the road to the side to access the rear garden and create a driveway.

The bungalow benefits from gas fired heating with radiators and UPVC double glazing and is situated within walking distance of popular schooling, both the boys' and girls' grammar schools are within easy reach by car Poole and Wimborne are easily reachable

## SPACE FOR FLOOR PLAN



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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