

**14 Anvil Crescent, Broadstone,  
BH18 9DX**

**£385,000  
Freehold**

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**A bright and airy two double bedroom detached bungalow situated in this quiet close within level walking distance of the centre of Broadstone. The property benefits from gas fired heating with radiators and UPVC double glazed windows and UPVC fascias and soffits. As with a number of properties on the road, the bungalow, subject to planning permission, offers further scope to extend if desired.**

**ENTRANCE PORCH** With UPVC double glazed front door and outside light, UPVC double glazed internal door leads to:

**KITCHEN/BREAKFAST ROOM** 14' 5" x 12' 9" (4.39m x 3.89m) Comprising of a single bowl single drainer stainless steel sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over, space and plumbing available for an automatic washing machine and dishwasher, space suitable for a cooker with extractor canopy above, room for upright fridge/freezer, two radiators, windows to the front and side aspect and original front door, glazed door leads to:

**LOUNGE** 15' 2" x 14' 9" (4.62m x 4.5m) Coved smooth plastered ceiling with window to front aspect, fireplace fitted with flame effect gas fire, TV aerial connection point, glazed doorway leads to:

**INNER HALLWAY** Loft hatch with sliding ladder gives access to roof space, wall mounted heating thermostat control

**BEDROOM 1** 11' 10" x 10' 6" (3.61m x 3.2m) Coved smooth plastered ceiling, radiator, window overlooking rear garden

**BEDROOM 2** 13' x 8' 9" plus wardrobes (3.96m x 2.67m) Coved smooth plastered ceiling, radiator, range of floor to ceiling sliding door wardrobe units with hanging and shelving space, UPVC French doors with adjoining side screen leads to patio and rear garden

**BATHROOM** A contemporary white suite comprising of 'P' shaped shower bath with hand held shower attachment and rain shower head over, centre mixer tap, wash hand basin and WC, extractor fan, coved smooth plastered ceiling, fully tiled walls, chrome heated towel rail, window and cupboard concealing the Gloworm combination boiler serving the heating and domestic hot water supply with slatted shelving below

**OUTSIDE - FRONT** To the front of the property there is a brick wall with brick pillars, a driveway provides off road parking. To the left hand side of the property is a water tap and a power socket and a paved pathway gives access to a substantial garden shed and then the rear garden.



**OUTSIDE - REAR** Running across the full width of the bungalow is a paved patio with outside lighting which then steps up to a further area of paving with raised slate and stone borders stocked with various specimen plants and shrubs and a central pathway leads to the top tier of the garden where there are further areas of patio. The garden is fully enclosed by either walling and timber panelled fencing.

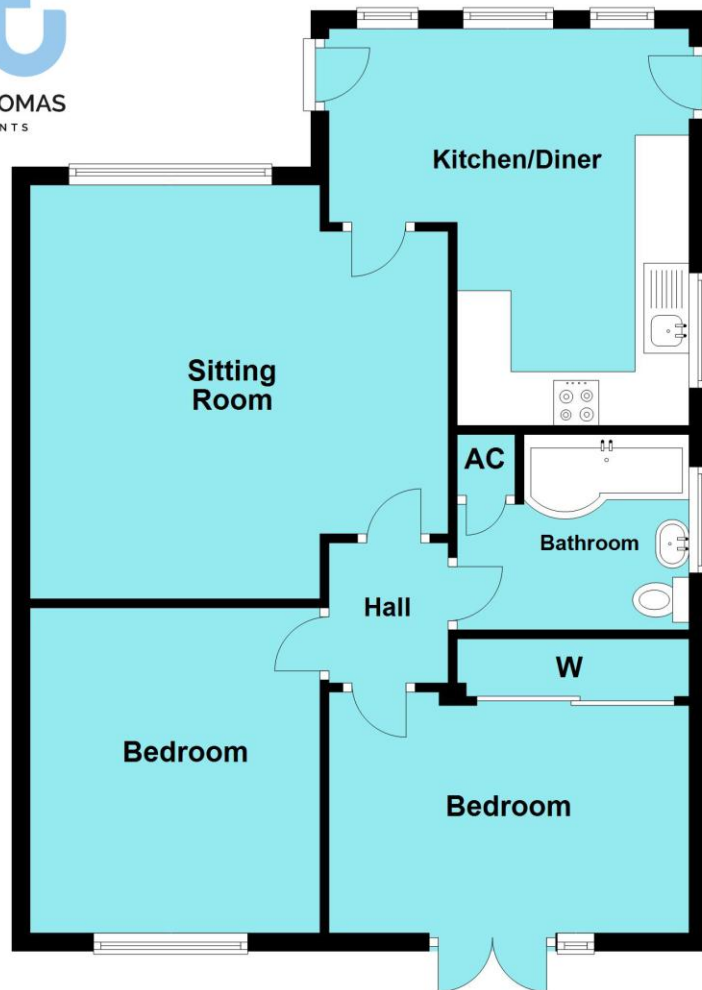
**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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. **Ref: 15357**



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

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Total area: approx. 67.5 sq. metres (726.1 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 or 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 efficiency can be given  
Plan produced using PlanUp.

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