



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: £359,950 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

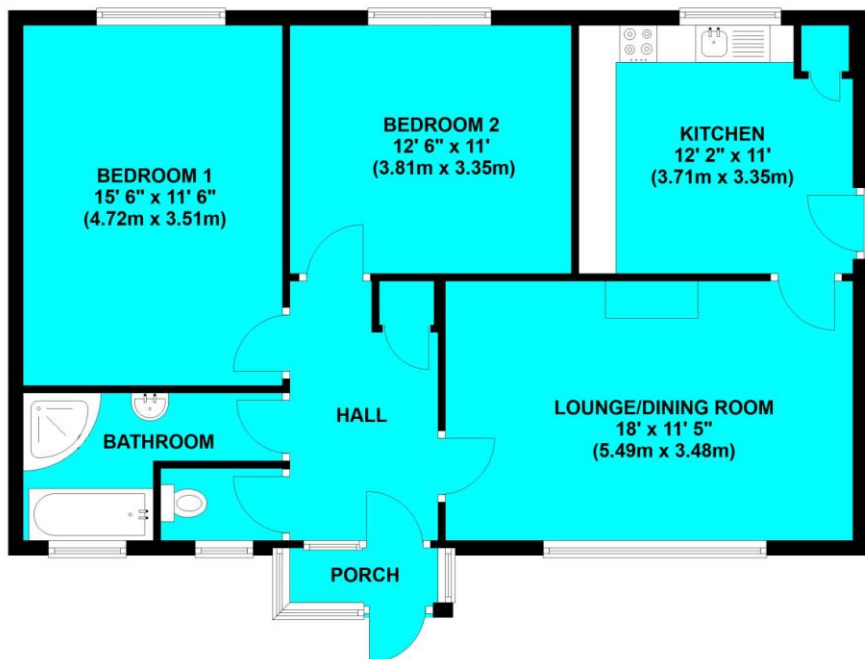
A UPVC double glazed front door leads into an entrance porch and through into the reception hall with airing cupboard and doors off to all principal rooms. There is a good size lounge with a tiled fireplace with a gas fire and a door leads to the kitchen which overlooks the rear garden and has a door 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

Ground Floor

Approx. 79.5 sq. metres (855.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 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 and 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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