





Broadmayne Road
Parkstone
Poole
BH12 4EH

FEATURES:

- WELL PRESENTED END-OF-TERRACE HOUSE
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- THREE BEDROOMS
- GOOD SIZED LOUNGE/DINER
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- PRIVATE REAR GARDEN

ENTRANCE:

Via uPVC door into;

HALLWAY: Stairs leading to the first floor and door into;

LOUNGE/DINER:

Good sized lounge with understairs storage cupboard and uPVC double glazed windows to the front aspect. Opening into dining area with French doors leading out to the rear garden.

KITCHEN:

Modern fitted kitchen with matching base and eye level wall units and contrasting work surfaces. Inset single bowl stainless steel sink unit with mixer tap over. Space for fridge/freezer, washing machine and dish washer. Integrated gas hob with oven below and cooker hood over. Wall mounted combi boiler. uPVC double glazed window to the rear aspect. Door leading to the rear garden.

BEDROOM ONE:

Double bedroom with built-in storage cupboard and uPVC double glazed window to the rear aspect.

BEDROOM TWO:

uPVC double glazed window to the front aspect.

BEDROOM THREE:

uPVC double glazed window to the front aspect.

BATHROOM:

Modern bathroom with low level WC, pedestal hand wash basin and panelled bathtub with shower unit over. uPVC double glazed obscure window to the rear aspect.

OUTSIDE:

FRONT: Gravel frontage with patio pathway leading to the front entrance door.

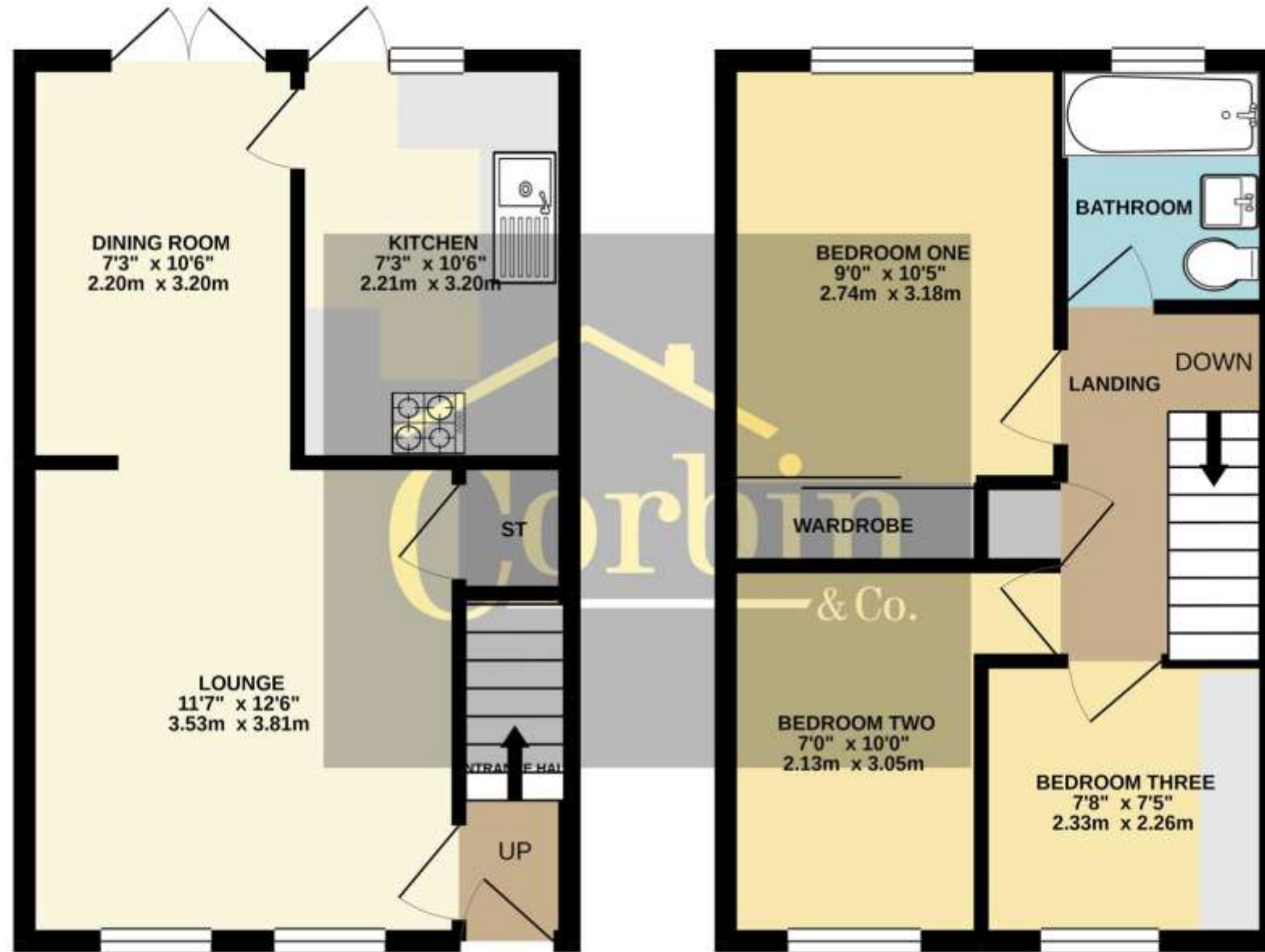
REAR: Patio abutting the property with remainder laid to lawn with timber fences surrounding.



In accordance with the Consumer Protection from Unfair Trading Regulations 2008, these particulars have been produced to give a general guide to the property. They do not constitute an offer or contract in anyway. We have not carried out a survey and fixtures, appliances and fittings have not been tested. All measurements are provided as a guide. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation.

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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