



8 Underwood Close, Poole BH17 7EX

A three bedroom detached bungalow situated at the head of a quiet cul-de-sac and benefitting from a sunny, south facing rear garden.

EPC: 70 Council Tax Band: D Price: £350,000 Freehold

 **3**
 **2**
 **1**





Key Features

- NO FORWARD CHAIN
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- AMPLE OFF ROAD PARKING
- CARPORT
- GARAGE WITH ELECTRIC DOOR

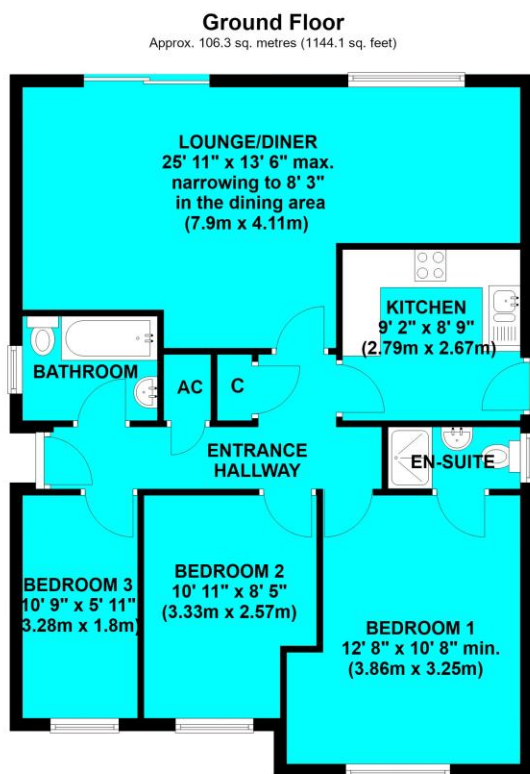
The Property

Situated at the head of a quiet residential close is this three bedroom detached bungalow being offered for sale with no forward chain. The bungalow is now in need of some updating, but offers great potential for those purchasers wishing to put their own stamp on a home. Conveniently situated, there are bus routes to the centres of Broadstone and Poole and just a few moments away are two large supermarkets.

The accommodation comprises of an entrance porch with front door leading to the reception hall where there is an airing cupboard and coats cupboard, and a loft hatch with access to the roof space. Running across the full width of the property is a lounge/dining room with patio doors and window overlooking the rear garden. There is then a

kitchen with integrated oven, hob and extractor canopy, space and plumbing for a washing machine, space for a fridge/freezer, a range of units and a wall mounted Baxi boiler serving the heating and domestic hot water supply. To the front of the bungalow there are three bedrooms, the main bedroom enjoying an en-suite shower room and there is also a family bathroom.

The front garden has been laid to lawn with a block paved driveway leading along the left hand side of the property via a carport to the detached garage which has power and light and an electronically operated up and over door. The rear garden enjoys a sunny aspect, has a patio running across the width of the bungalow leading to an area of lawn with borders and enclosed to the side and rear boundaries.



Total area: approx. 106.3 sq. metres (1144.1 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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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