

2 Clarence Gardens
Broadstone BH18 8JG

Price **£379,950** Freehold

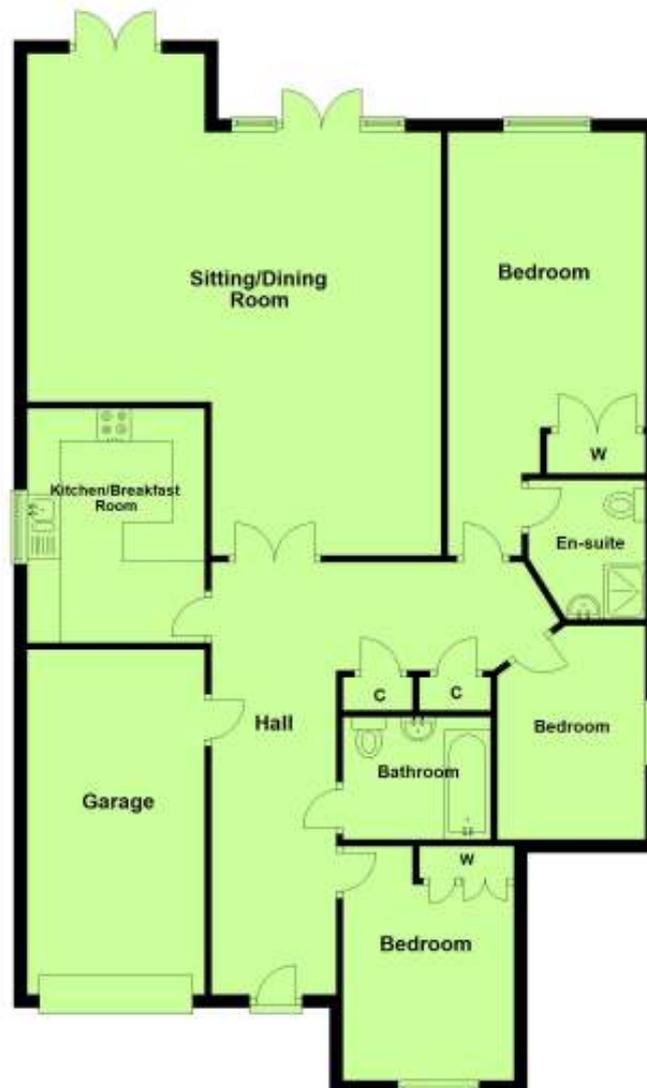


A SUPERBLY PRESENTED THREE BEDROOM, TWO BATHROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION. BENEFITTING FROM SECLUDED REAR GARDEN.



Ground Floor

Approx. 126.2 sq. metres (1358.5 sq. feet)



Total area: approx. 126.2 sq. metres (1358.5 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.

- * ENTRANCE HALLWAY**

- * LOUNGE/DINING ROOM 19' 4" max x 16' 5" max**

- * KITCHEN 11' 10" x 8' 6"**

- * MASTER BEDROOM 16' 5" x 9' 10" max**

- * EN SUITE SHOWER ROOM 6' 4" x 5' 1"**

- * GUEST BEDROOM 11' 10" x 9' 6"**

- * BEDROOM THREE 9' 2" max x 7' 7" max**

- * FAMILY BATHROOM 6' 9" x 5' 5"**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**

- * OFF ROAD PARKING**

- * SINGLE GARAGE 17' 5" x 8' 10"**

- * FRONT & REAR GARDENS**







ABOUT THIS PROPERTY

Via the open storm porch a UPVC double glazed frosted front door gives access into the entrance hallway which has tiled flooring with underfloor heating, access into the single garage, two storage cupboards, one of which housing the hot water tank, and loft access via a hatch. The spacious lounge/dining room has two double opening doors giving access to the rear garden, TV point, telephone point and central fireplace with inset electric fire. The kitchen has window to side aspect, part tiled walls, tiled flooring with underfloor heating, nest of five drawers, range of floor and wall mounted cupboards, working surfaces above, 1 ¼ single sink with drainer and mixer tap, space for oven and a number of integrated appliances to include fridge, freezer, dishwasher and extractor fan.

The master bedroom has window to rear aspect with pleasant views over the rear garden, tiled flooring with underfloor heating, fitted wardrobes and access into the en suite shower room which has frosted window to side, fully tiled walls and flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, shaver point, low level flush WC and shower cubicle with shower. The guest bedroom has window to front aspect, TV point and fitted wardrobes. Bedroom three, which is currently being used as a study, has window to side aspect, tiled flooring with underfloor heating and fitted wardrobes. The family bathroom has fully tiled walls and flooring, towel ladder radiator, shaver point, low level flush WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front is a low maintenance garden being laid to lawn with brick wall and mature shrub borders and a block paved driveway providing off road parking in turn leading to the single garage which has electric up and over door, light, power, wall mounted boiler, door into hallway and space for tall fridge/freezer, washing machine and tumble dryer. The secluded rear garden has a patio running adjacent to the property providing ample seating area in turn leading to the remainder which is laid to lawn, both of which have timber fence, brick wall and mature shrub borders. Access down both sides of the property in turn lead to the front.



DIRECTIONS:

Proceed away from Broadstone along York Road for approximately half a mile before taking the right hand turning into Pickering Close. Continue to the end of Pickering Close and Clarence Gardens will be seen immediately in front of you.

COUNCIL TAX: Band 'E' Poole Borough Council.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

Energy Performance Certificate

2, Clarence Gardens, BROADSTONE, BH18 8JG

Dwelling type: Detached bungalow	Reference number: 0857-2810-7842-9193-7811
Date of assessment: 11 April 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 April 2017	Total floor area: 88 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,178
Over 3 years you could save	£ 408

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 186 over 3 years	<div style="background-color: #4F7942; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 408 over 3 years </div>
Heating	£ 1,428 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 378 over 3 years	£ 222 over 3 years	
Totals	£ 2,178	£ 1,778	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lowest heating costs

Not energy efficient - higher heating costs

Current	Potential
89	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£75	£ 158
2 Solar water heating	£4,000 - £8,000	£ 144
3 High performance external doors	£2,500	£ 108

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.

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REF: R1193