

FREEHOLD



Bungalow - Detached

# 50 BROADWAY LANE, BOURNEMOUTH, DORSET, BH8 0AA

Asking Price

## £489,950

### FEATURES

- STUNNING CHALET BUNGALOW
- TWO BATHROOMS
- CONSERVATORY
- MODERN KITCHEN
- THREE DOUBLE BEDROOMS
- GARAGE
- AMPLE PARKING



# 3 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE

Modern Composite front door with glazed inlay leading into the covered porch area, internal wooden door with glazed panels leading into the most generous hallway with smooth plastered walls and ceiling, picture rail, radiator, fitted storage, doors leading to all primary rooms.

## LOUNGE

13'9" x 13'0"

A most delightful room flooded with natural light from twin windows to the side aspect, large set of sliding patio doors into the conservatory all benefitting from the southerly facing rear garden.

Feature fireplace, carpet flooring, radiator, smooth plastered walls and ceiling.

## CONSERVATORY

9'6" x 8'7"

The conservatory is a superb addition to this fine home with a brick construction with double glazed windows with a tinted doubled glazed roof lantern, French style doors leading onto the rear garden, wood effect flooring, radiator.

## KITCHEN

10'2" x 10'6"

A superb and well appointed modern kitchen with a large selection of wall and floor mounted units in a matt white, induction hob, high level oven, extractor fan, stone effect worktops, smooth plastered walls and ceiling, heated towel rail, spaces for a full selection of white goods, tiled effect flooring Upvc windows to rear and side aspects, Upvc door onto the driveway.

## BEDROOM 1

12'5" x 14'8"

Smooth plastered walls and ceiling, radiator, large Upvc box bay window to the front aspect, carpet flooring, ample space for a selection of bedroom furniture.

## BEDROOM 2 / DINING ROOM

12'5" x 12'1"

A very well presented bedroom, currently used as the dining room, smooth plastered walls and ceiling, large Upvc box bay window to the front aspect, twin Upvc porthole windows to the side aspect, carpet flooring, radiator.fitted wardrobes,

## OFFICE

10'6" x 10'4"

A very useful room with under stair storage, Upvc box bay window to side aspect, smooth plastered walls and ceiling, radiator, carpet flooring, stairs leading to first floor accommodation and eaves access for storage.

## GROUND FLOOR SHOWER ROOM

A very well appointed shower room with a double walk in shower, marble effect shower board, hand basin with vanity storage, heated towel rail, Upvc window to side aspect, tiled effect flooring.

## WC

Separate low level Wc, hand basin, radiator, Upvc window to side aspect. fully tiled walls, heated towel rail, wood effect flooring.

### BEDROOM 3

17'3" x 8'3"

A superb size guest room with built in storage, smooth plaster walls and ceiling, carpet flooring, radiator, dormer style window to the front aspect.

### FIRST FLOOR BATHROOM / SHOWER ROOM

Stunning shower room with a double walking shower, separate bath, low level WC, hand basin with vanity storage, fully tiled walls and flooring, heated towel rail. Velux window.

### OUTSIDE SPACE

Tarmac driveway leading to the detached garage, hard standing area to the front for extra parking, gate into the rear garden. Southerly aspect garden with a patio seating area, lawned area with a selection of mature shrubs with raised flower beds all boarded with 5ft fencing.

### AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.





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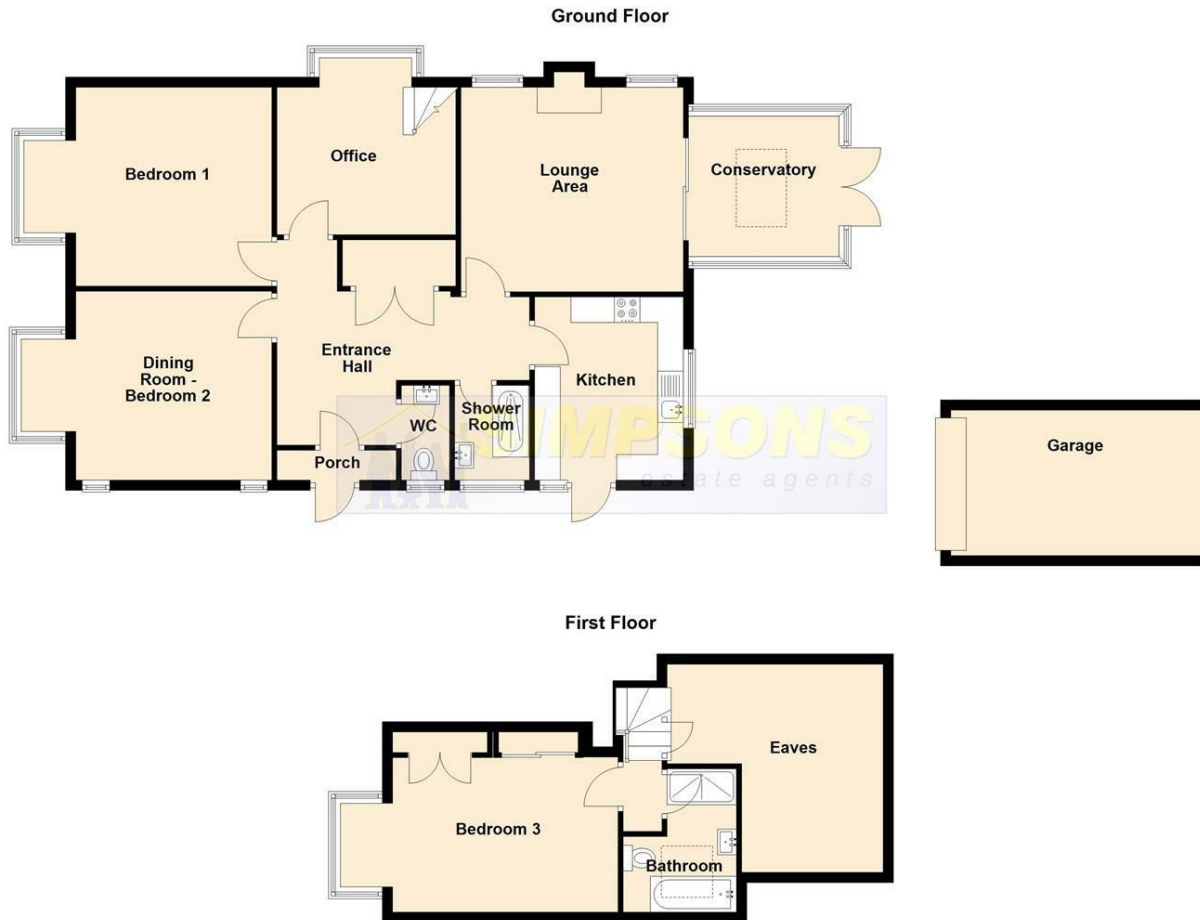
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Council Tax Band

D



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

