



86 Sopers Lane, Poole, Dorset BH17 7EU

£300,000 Freehold

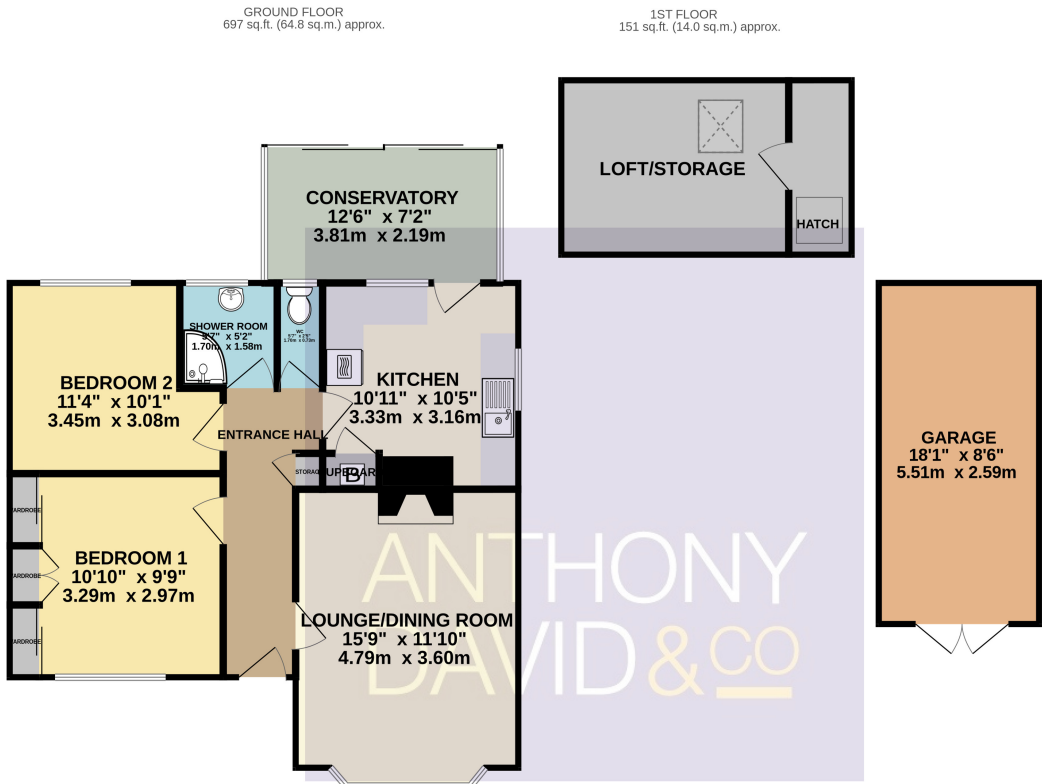
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**** NO FORWARD CHAIN **** A charming two double bedroom detached bungalow ideally situated between Darbys Corner and Fleetsbridge. Both grammar schools and the popular Broadstone Parade with its array of local shops, eateries, leisure centre and amenities is also a short distance away. The property is in need of modernisation throughout and viewing is a must to not only appreciate its full potential but also the accommodation on offer, which comprises: lounge/dining room, fitted kitchen, conservatory, shower room and separate cloakroom. Externally the property boasts a sizable garden, garage and off road parking. Further features of this 'perfect project' include: loft with dormer window, fireplace to lounge, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Springdale First, Broadstone First and middle and the sought after Poole and Parkstone Grammar Schools.

**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge/Dining Room 15' 9" x 11' 10" (4.80m x 3.61m)

Kitchen 10' 11" x 10' 5" (3.33m x 3.17m)

Conservatory 12' 6" x 7' 2" (3.81m x 2.18m)

Bedroom One 11' 4" x 10' 10" (3.45m x 3.30m)

Bedroom Two 11' 4" x 10' 1" (3.45m x 3.07m)

Shower Room 5' 7" x 5' 2" (1.70m x 1.57m)

Separate Cloakroom 5' 7" x 5' 2" (1.70m x 1.57m)

Garage 18' 1" x 8' 6" (5.51m x 2.59m)

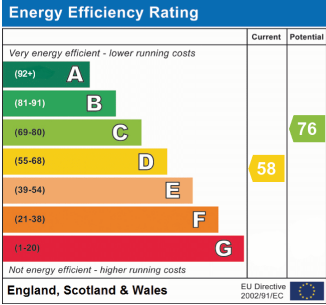
Garden Sizable

Driveway Off road parking

Council Tax Band D

TOTAL FLOOR AREA : 1002sq.ft. (93.1 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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