



17 Rugby Road, Poole, Dorset BH17 7HJ

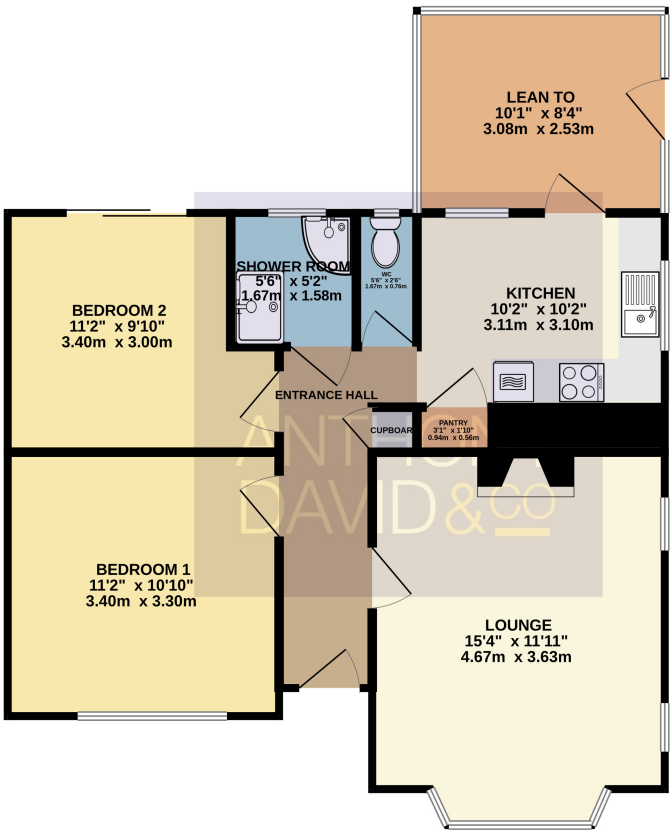
Guide Price £300,000 Freehold

**** NO FORWARD CHAIN **** A two double bedroom detached bungalow being ideally situated tucked in this quiet residential cul-de-sac on the fringes of Darbys Corner and Broadstone within close proximity of schools, amenities and bus routes. The popular Broadstone Village with its array of local shops, eateries and leisure centre is also a short distance away. This much loved property is in need of cosmetic updating and modernising and viewing is a must to not only appreciate its full potential but also the accommodation on offer, which comprises: lounge, fitted kitchen, shower room and separate cloakroom. Externally the property boasts an extensive South facing garden with sun deck and lawned area. The garden has the potential for outbuildings/annex STPP. To the front the driveway provides off road parking which in turn leads to a garage. Further features of this 'PERFECT PROJECT' include: fireplace to sitting room, pantry cupboard, 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.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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.
Made with Metropix 6/2025

Entrance Hall Doors to

Lounge 15' 4" x 11' 11" (4.67m x 3.63m)

Kitchen 10' 2" x 10' 2" (3.10m x 3.10m)

Lean To 10' 1" x 8' 4" (3.07m x 2.54m)

Bedroom One 11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom Two 11' 2" x 9' 10" (3.40m x 3.00m)

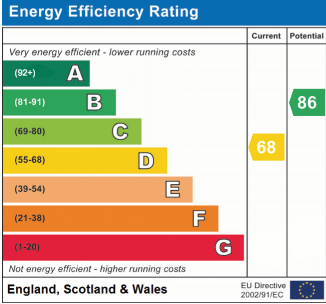
Shower Room 5' 6" x 5' 2" (1.68m x 1.57m)

Separate Cloakroom 5' 6" x 2' 6" (1.68m x 0.76m)

Garden South facing

Driveway Off road parking

Council Tax Band D



Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.