

**Broadwater Avenue,
Lower Parkstone BH14 8QJ**

Guide Price £625,000 Freehold





MAYS
FOR SALE
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Property Summary

A spacious well-appointed two/three bedroom detached bungalow offering flexible accommodation, off road parking and private garage. Located in a highly desired avenue in Lower Parkstone, in close proximity to Lilliput amenities, Whitecliff Harbourside Park and Parkstone golf club.



Key Features

- A well-presented extended detached bungalow
- Highly desired Lower Parkstone location
- Spacious kitchen/breakfast room
- Southerly aspect lounge/dining room
- Two/three bedrooms
- Modern bathroom and separate WC
- Front and rear gardens
- Garage and driveway
- Double glazing
- No forward chain



About the Property

This well presented, spacious and extended two/three bedroom detached bungalow is situated in a highly desired avenue in Lower Parkstone and set at the end of a row, offering green open space adjacent and opposite.

The property has undergone tasteful renovations over the years and whilst it is an ideal purchase for a retired couple, it is equally a sensible sized home for a young family requiring flexible accommodation.

The bungalow is approached via a block paved driveway leading to a side entrance door, giving access to a hallway with a built-in storage cupboard and adjoining cloakroom.

The kitchen has been extended to offer a spacious open plan kitchen/breakfast room, with a range of built in units and cupboards, integrated appliances to include fridge freezer, double oven and electric hob with extractor hood over, additional space for washing machine and tumble dryer. A large picture window and sliding doors lead directly onto the rear garden, giving this room a light and spacious feel.



The lounge is positioned to the rear of the bungalow, providing a southerly aspect with ample space for lounge and dining furniture, also with direct access to the rear garden terrace via sliding doors.

There are two good sized double bedrooms, a further third bedroom/study and a modern bathroom.

Externally, the front of the property is block paved, offering ample parking leading to a single garage with electric up and over door, power and light.

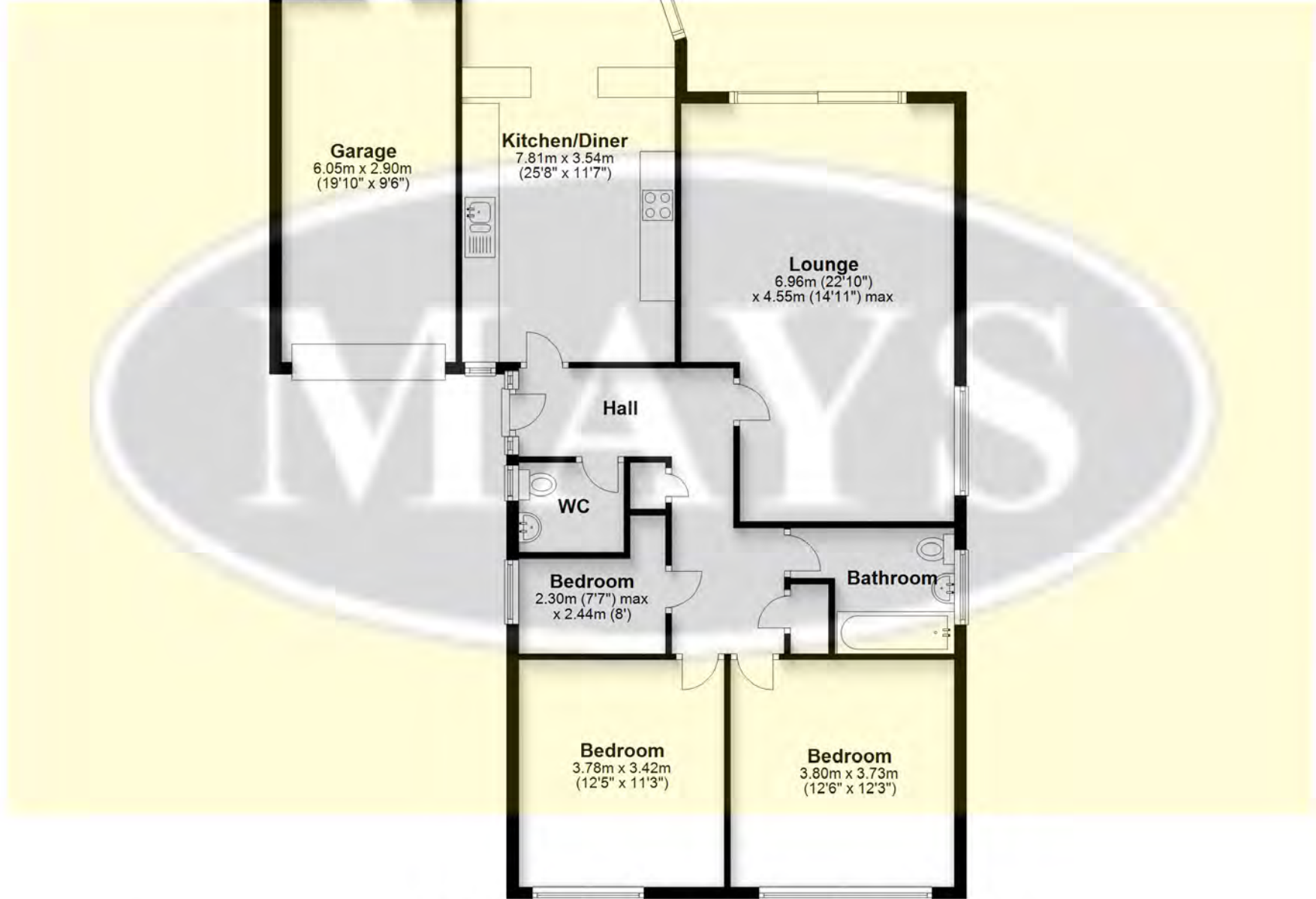
A side gate gives access to the south facing rear garden initially laid to an area of patio- perfect for alfresco dining and is accessed directly from both the kitchen/breakfast room and lounge/dining room. A further raised area of lawn is enclosed with a combination of mature hedging, shrubs and panelled fencing.

This property is offered for sale with NO FORWARD CHAIN.

Council Tax Band E

Ground Floor

Approx. 120.7 sq. metres (1299.1 sq. feet)



Total area: approx. 120.7 sq. metres (1299.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Lower Parkstone is one of Poole's most sought after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

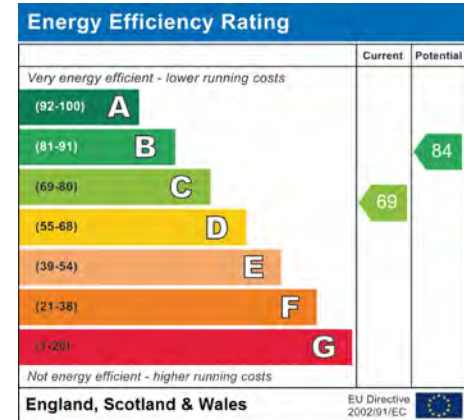
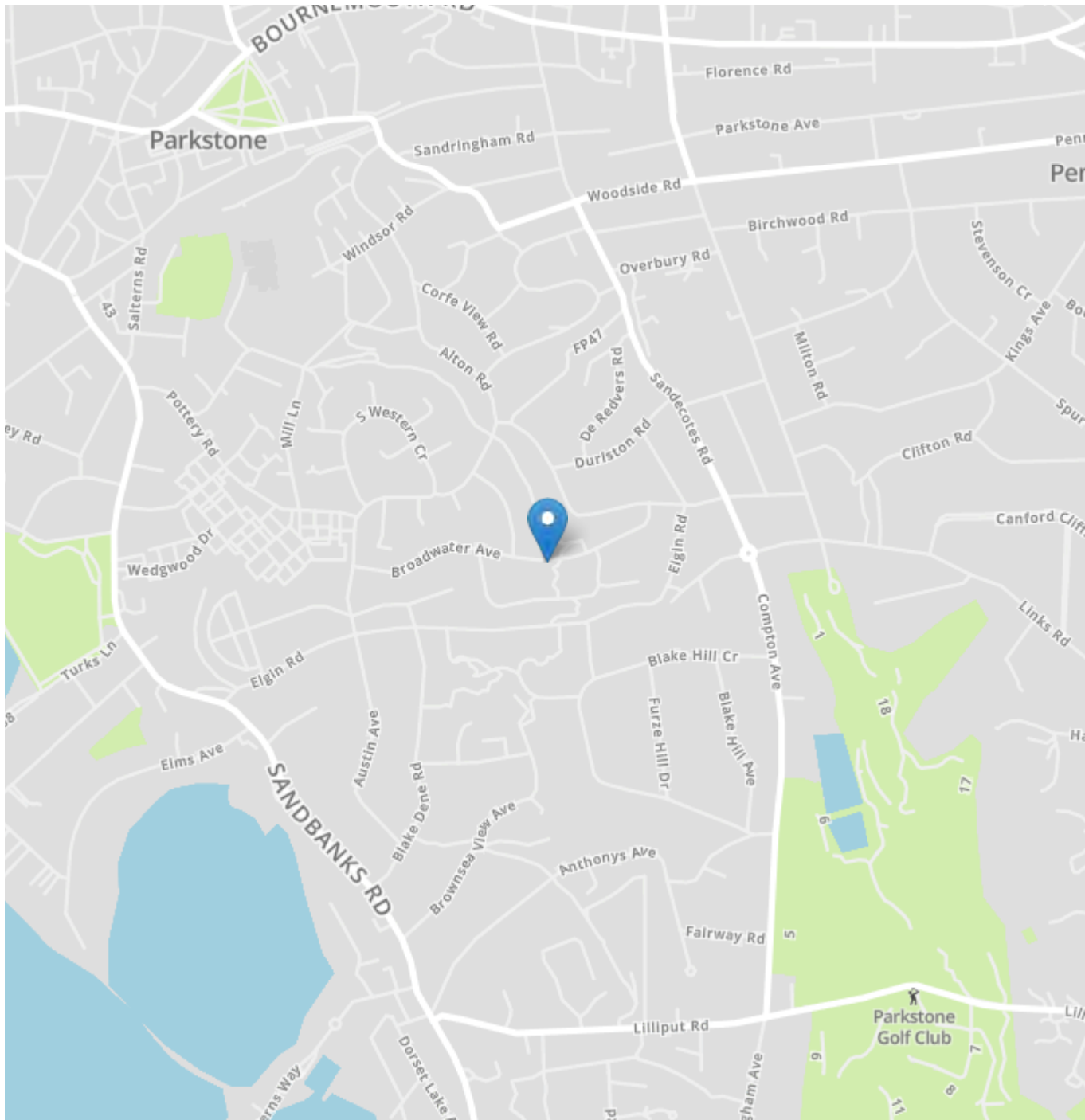


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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