

Broadwater Avenue,  
Lower Parkstone, Poole BH14 8QY

Guide Price £595,000









## Property Summary

A superb opportunity to acquire a detached bungalow with garage, on a generous garden plot moments from Harbourside Park, well regarded schools and the amenities of Whitecliff.



## Key Features

- Entrance hallway
- Living/dining room
- Fitted kitchen overlooking the garden
- Conservatory
- Two generous double bedrooms
- Bathroom
- Separate w/c
- Off street parking and garage
- Private mature rear garden
- No forward chain



## About the Property

On entering the property there is a welcoming hallway that provides access to all principal rooms.

The living/dining room is a generous size which allows for a flexible arrangement of furniture and there are doors that open from this room to the private rear garden.

The kitchen is also positioned to the rear of the property and has a window that overlooks the rear garden. A courtesy door leads from the kitchen to a covered side passage that can also be independently accessed from the front of the property. The covered passage leads through to a conservatory/garden room and there is further access via an internal door to the garage which has power and light.

Both of the bedrooms are incredibly generous and these in turn are served by a bathroom with shower unit. There is also a separate w/c which is accessed independently from the hallway.

The property offers tremendous potential for purchasers to personalise to their own taste and is superbly positioned on a generous plot.

Outside there is a front garden with mature shrubs and a driveway providing off street parking and access to the garage, which has an electric up and over door.

A single side gate gives access to an outside storage area where, if double gates were to be installed giving a wider opening, there is sufficient space to store a trailer etc. This then leads on to the rear sunny garden enjoying a high degree of privacy, and the mature landscaping contains many established trees and shrubs which form a leafy backdrop.

Tenure: Freehold

Council Tax Band: D

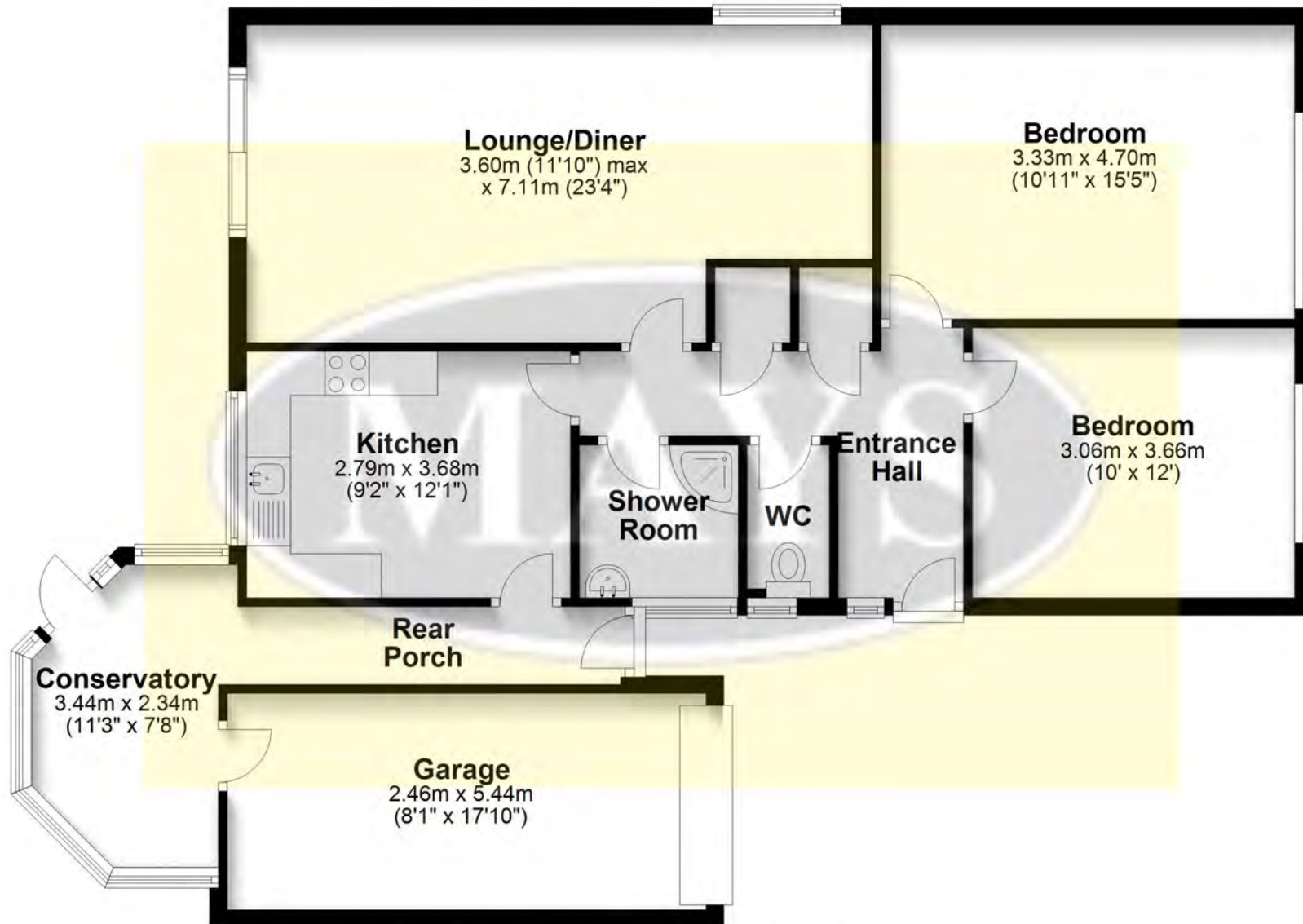




## Ground Floor

Main area: approx. 88.2 sq. metres (949.5 sq. feet)

Plus garages, approx. 13.4 sq. metres (143.9 sq. feet)



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Plan produced using PlanUp.







## About the Location

Conveniently situated within an easy stroll to Whitecliff Park, harbour side and local shops and amenities, Whitecliff offers excellent communications to the town centres of Poole and Bournemouth. Lilliput village is situated nearby, which is home to Salterns Marina and a variety of shops including a Tesco Express and Co-operative, a patisserie and restaurant and amenities, such as a chemist, off licence, doctor's surgery and Lilliput First School.

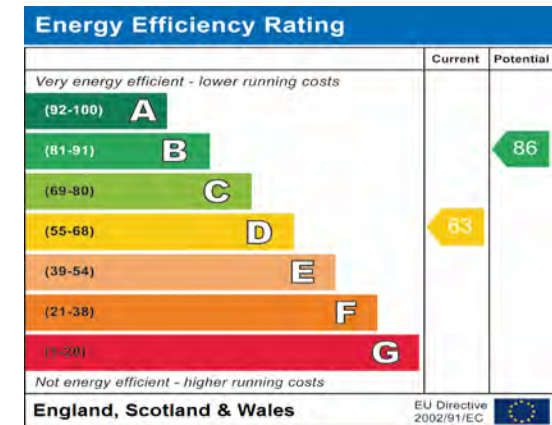
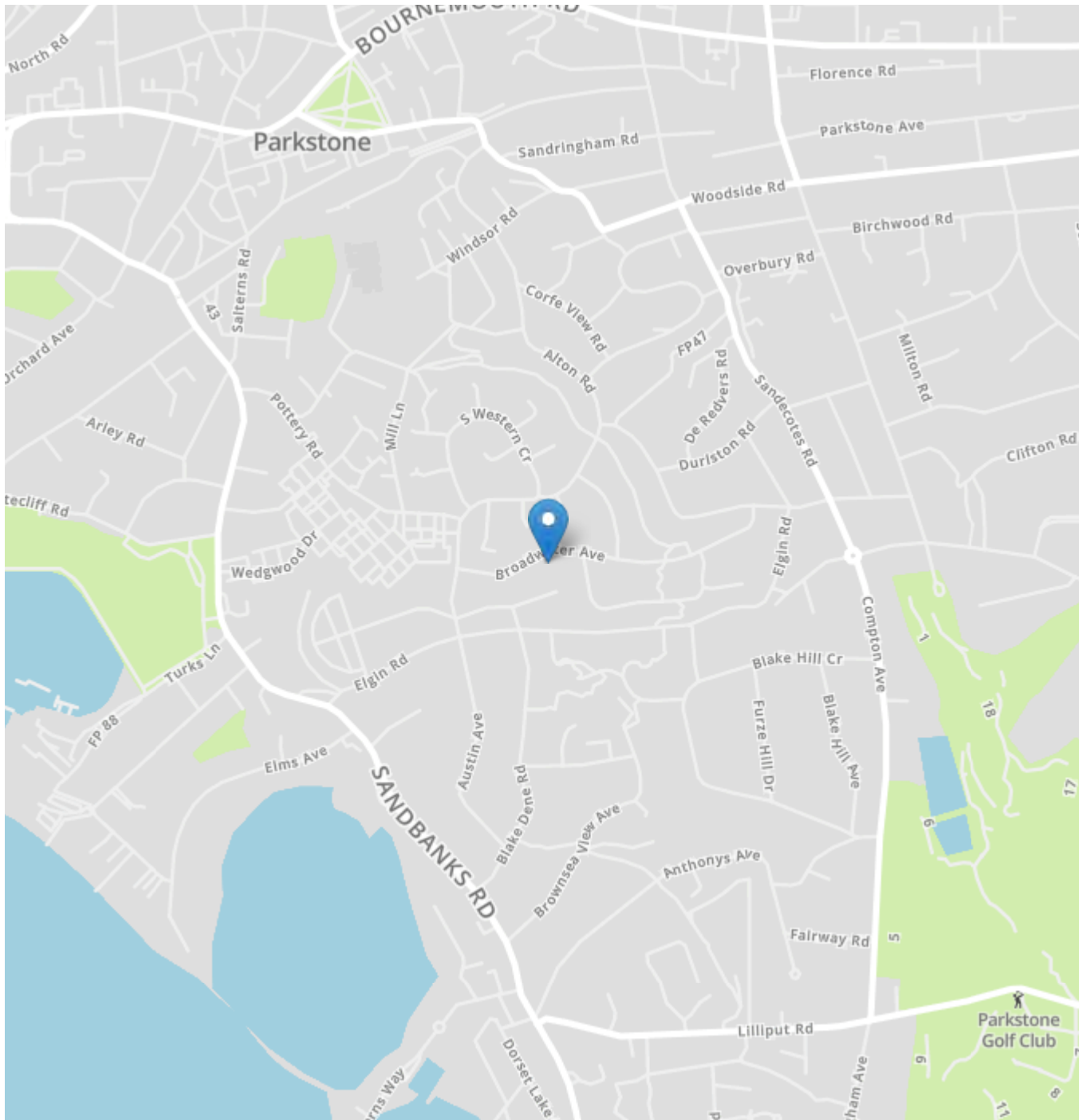


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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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.

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