



## 84 Broomhill Way, Poole, Dorset. BH15 4GJ

- Townhouse
- 3 Double Bedrooms
- Walking Distance to Hamworthy Park/Beach
- No Forward Chain
- Integrated Appliances
- Garage



## PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this 3 double bedroom, modern town house just within minutes walk to Hamworthy Park and beach, and 10 minutes to Poole Quay.

To the front there is off road parking for two vehicles. Through the double glazed front door the entrance hall has a tiled floor, access to the downstairs cloakroom plus an understairs storage space.

The kitchen/breakfast room has a range of oak wall and floor units complemented by dark shade worktops and cream splashbacks. There is an integrated fridge/freezer, electric oven with 4 ring gas hob. There is free standing space for a dishwasher and washing machine. The dining area has double doors out to the delightful west facing rear garden.

On the first floor the lounge is spacious and has full-height glazing and additional windows overlooking the rear garden.

Bedroom 3 is a double bedroom with fitted wardrobes currently used as a guest room.

On the second floor, bedroom 1 is a rear-facing double bedroom benefiting from a one double fitted wardrobe and 1 single fitted wardrobe. The small balcony has hardwood decking and views over Hamworthy with an additional sea view directly to left. The bedrooms ensuite has a shower cubicle, WC and pedestal sink with mirror over.

Bedroom 2 is another good-sized double bedroom with fitted wardrobes.

The family bathroom is fitted with a white suite comprising full size bath with shower over and glass shower screen, WC and pedestal sink.

The garage benefits from light and power, and up-and-over door. There is good potential for this space to be converted to a home office or additional reception room.

The low maintenance, west facing patio back garden is surrounded by timber fencing with a garden gate to rear and a useful wooden shed.

# ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total Area: 107.0 m<sup>2</sup> ... 1152 ft<sup>2</sup> (excluding garage, balcony)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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