



**HEARNES**

WHERE SERVICE COUNTS

**28 Broadmayne Road, Parktone,  
Poole, Dorset, BH12 4EQ**

# 28 Broadmayne Road, Parkstone, Poole, Dorset, BH12 4EQ

## Freehold Price £280,000

A 3 bedroom end of terrace home, set on a good plot with off road parking at the front, and shared side driveway to garage. The property offers 2 reception areas, good size kitchen, first floor bathroom and is located in a popular location. The house has gas central heating, double glazing and offers further potential for personalisation and updating.

- 3 bedroom end of terrace home set on a good sized corner plot
- 2 reception rooms with lounge to the front and dining room to the rear
- Fitted kitchen in a range of wood effect shaker style units with work tops over and fitted with integrated hob, oven, extractor and space for under counter fridge, freezer, washing machine and tumble dryer. Door to the garden
- Bathroom with shower over the bath, wash hand basin and w.c
- Double glazing, gas central heating
- Off road parking space to the front
- Shared driveway with access to garage (right hand garage) with up and over door
- Enclosed rear garden with patio, lawn area and side gate leading to driveway

Broadmayne Road is a turning off Bloxworth Road and is conveniently located for local shops, including a Sainsburys on Alder Road which is just over  $\frac{1}{2}$  a mile away. Bourne Valley Nature Reserve is  $\frac{1}{2}$  a mile away, and in the other direction, Branksome Recreation Ground is just over a mile with its large open spaces and playing fields. Poole Town Centre is just over 3 $\frac{1}{2}$  miles and provides an excellent range of shops, restaurants and bars and the famous Poole Quay is a little further on.

COUNCIL TAX BAND: B

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



## INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.  
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