Hillier Wilson

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6 Audlem Lodge
2 Ridgeway
Broadstone BH18 8EA Price **£335,000** Shared Freehold



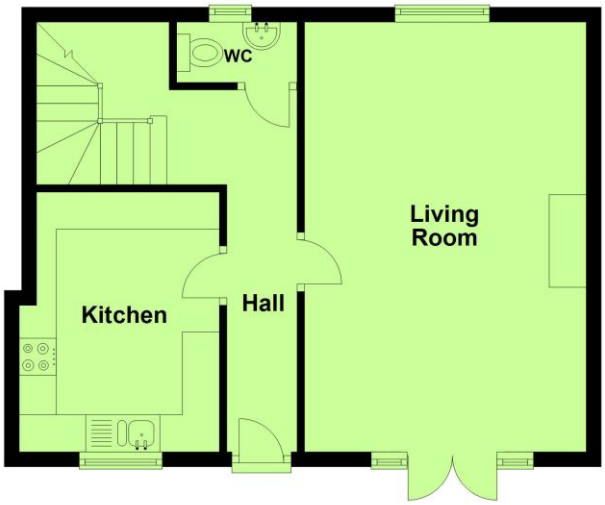
A CHARACTERFUL TWO BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN CLOSE PROXIMITY TO BROADSTONE VILLAGE AND BENEFITTING FROM COMMUNAL GARDENS AND ALLOCATED OFF ROAD PARKING.

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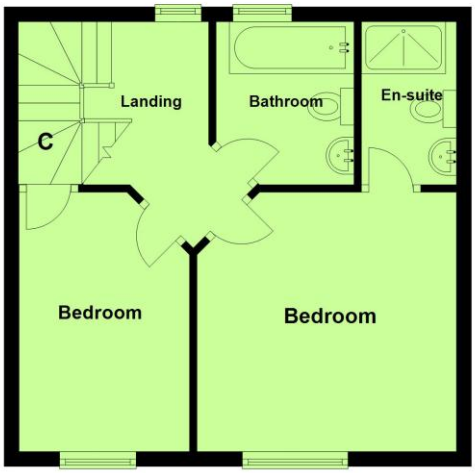
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Ground Floor



First Floor



Total area: approx. 78.5 sq. metres (845.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

* **ENTRANCE HALLWAY 15'5" x 4'1" (4.72m x 1.25m)**
* **CLOAKROOM 5'4" x 3' (1.65m x 0.91m)**
* **LIVING ROOM 19' x 12'3" (5.79m x 3.75m)**
* **KITCHEN 11'4" x 8'8" (3.47m x 2.68m)**
* **RETURN STAIRCASE LEADING TO FIRST FLOOR**
* **BEDROOM ONE 11'5" x 11'3" (3.5m x 3.44m)**
* **EN SUITE SHOWER ROOM 7'2" x 4'8" (2.19m x 1.46m)**
* **BEDROOM TWO 11'4" x 7'3" (3.47m x 2.23m)**
* **FAMILY BATHROOM 6'9" x 6'1" (2.1m x 1.86m)**
* **COMMUNAL GARDENS**
* **ALLOCATED PARKING**
* **DOUBLE GLAZED**
* **GAS FIRED CENTRAL HEATING**
* **CLOSE LEVEL WALKING DISTANCE TO BROADSTONE'S SHOPS AND AMENITIES**













ABOUT THIS PROPERTY

Front door leads to the entrance hallway which has radiator and access into the downstairs cloakroom comprising low level flush WC, wall mounted wash hand basin with twin taps, part tiled walls, feature glazed window to the rear and built in storage cupboards. The kitchen has a range of wall mounted and base storage cupboards and drawers, integrated fridge and freezer, space for slimline dishwasher, one and a half bowl single drainer sink unit with mixer tap, integrated four ring burner gas hob with extractor fan above, integrated double oven, rolled top work surfaces, space and plumbing for washing machine, wall mounted 'Glow Worm' boiler, part tiled walls and inset spotlighting.

The sizeable lounge/diner has double opening doors to the front of the property, feature opaque sash window to the rear and feature hard wearing wood effect laminate flooring to the entrance hallway and the lounge/diner. Stairs lead from the entrance hallway to the first floor landing via a return staircase with sash window to the rear of the property. Bedroom one is to the front of the property with feature sash window and lovely treelined aspect. The en suite comprises tiled shower cubicle, low level flush WC, pedestal wash hand basin with twin taps, part tiled walls, wall mounted heated towel rail, inset spotlighting and extractor fan. Bedroom two is also to the front of the property with walk in storage cupboard and sash window with pleasant views over the communal gardens.

The bathroom is to the rear and has frosted sash window, part tiled walls, low level flush WC, inset spotlighting and extractor fan, pedestal wash hand basin with twin taps and panel enclosed bath with mixer tap and shower over.

The property benefits from well maintained communal grounds and one allocated parking space.



DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the first left hand turning into Ridgeway. Audlem Lodge will be found on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council

LEASE: 199 years commencing 2006, we understand.

MAINTENANCE: We have been advised the maintenance charge is currently £1720 per annum. There is no Ground Rent payable, the vendor advises.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2164