



46 Philip Road, Blandford Forum, Dorset, DT11 7NT





A 3 Bedroom Detached Bungalow With Garage & Parking Situated On A Corner Plot In Blandford Forum. The Property Benefits from A Conservatory, 3 Timbers Sheds & No Forward Chain

Entrance Hall - UPVC part obscure glazed door and side panel to front, access to roof space (with drop down ladder and boarded) airing cupboard, radiator, smoke alarm, coved and artex ceiling

Living/Dining Room 17'10" (5.44m) x 14'5" (4.39m)- Large windows to front and side aspects, fireplace (currently not in use), TV point, 2 radiators, coved and artex ceiling

Kitchen 11'10" (3.61m) x 8'0" (2.44m)- Range of base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, stainless steel single sink with drainer inset, space for cooker, space and plumbing for washing machine and fridge, Potterton gas boiler, laminate flooring, coved and artex ceiling

Conservatory 17'4" (5.28m) x 8'1" (2.46m)- Of UPVC and brick construction with polycarbonate roof, part tiled flooring

Bedroom 1 11'7" (3.53m) x 10'6" (3.2m)- Built-in wardrobes with sliding doors, window to front aspect, radiator, coved and artex ceiling

Bedroom 2 10'10" (3.30m) x 9'11" (3.02m)- Built-in wardrobes with sliding doors, window to side aspect, radiator, coved and artex ceiling

Bedroom 3 9'0" (2.74m) x 7'6" (2.29m)- Window to front aspect, radiator, coved and artex ceiling

Bathroom - White suite comprising panelled bath with mixer tap, vanity wash hand basin, tiled splash-backs, radiator, obscure glazed window to rear aspect, coved and artex ceiling

WC - Low level WC, obscure glazed window to rear aspect, coved and artex ceiling

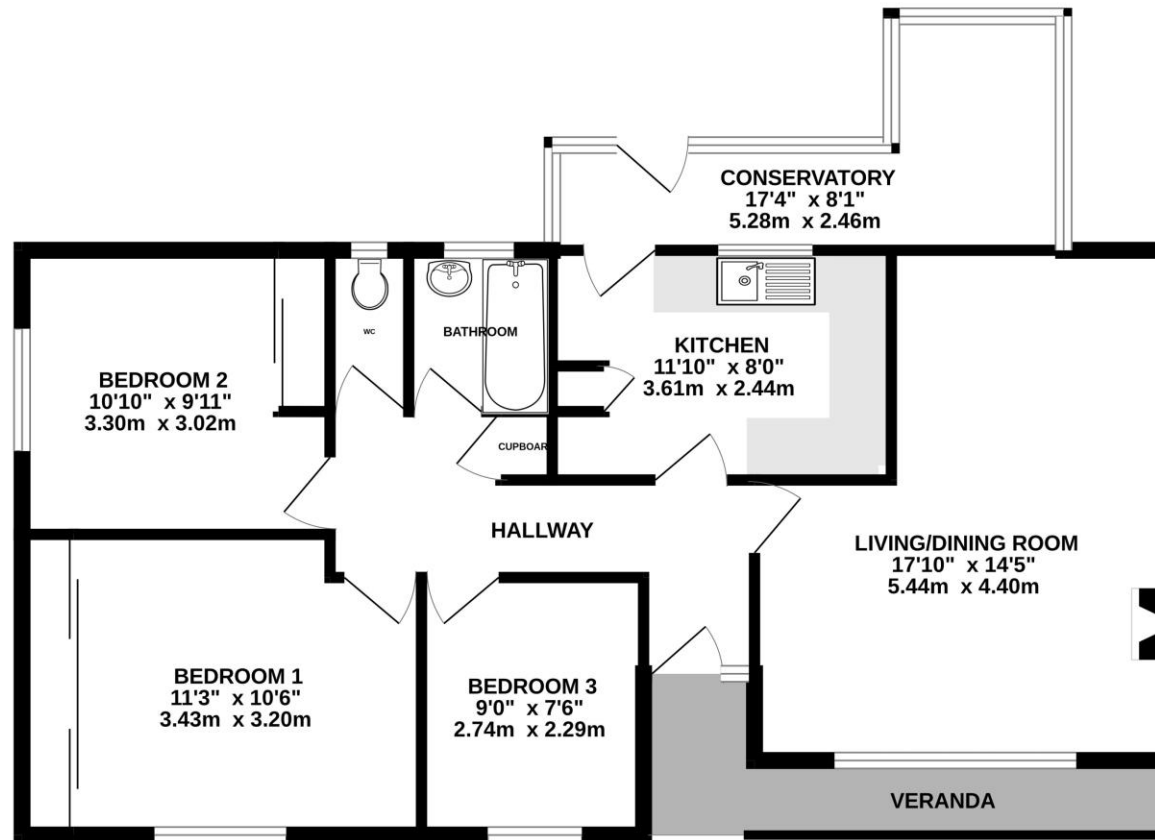
Outside - The property is approached via a path leading to the front, with parking for 2 vehicles adjacent to front of garage, predominately laid to lawn with shrub borders being bounded by timber fencing. Fully enclosed rear garden with double gate to front give additional parking space, timber shed, 2 potting sheds, low maintenance rear garden being paved and tarmac, shrub borders

Garage - With electric up and over door, light and power, UPVC door to side, window to rear



£340,000 Freehold

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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