



125 York Road, Broadstone, Poole BH18 8ER
Guide Price £395,000 Freehold





**** VIEW OUR VIDEO TOUR - NO FORWARD CHAIN **** A spacious family home situated in the prime Broadstone area of Poole. Nestled in a tranquil location within walking distance of Broadstone High Street and within the catchment area of popular schools, this property features an entrance hallway, kitchen, lounge, three double bedrooms, a family bathroom, a separate WC, double glazing, and central heating. The home also offers a pleasant rear garden, ample off-road parking, and is available with no forward chain

Entrance Hallway:

Kitchen:

3.33 x 2.71 (10'11" x 8'10")

Lounge:

5.79 x 3.32 (18'11" x 10'10")

Master Bedroom:

3.64 x 3.02 (11'11" x 9'10")

Bedroom Two:

3.63 x 3.33 (11'10" x 10'11")

Bedroom Three:

2.90 x 2.89 (9'6" x 9'5")

Bathroom:

Tenure

Tenure: Freehold

Postcode: BH18 8ER

EPC: D

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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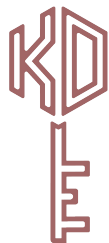
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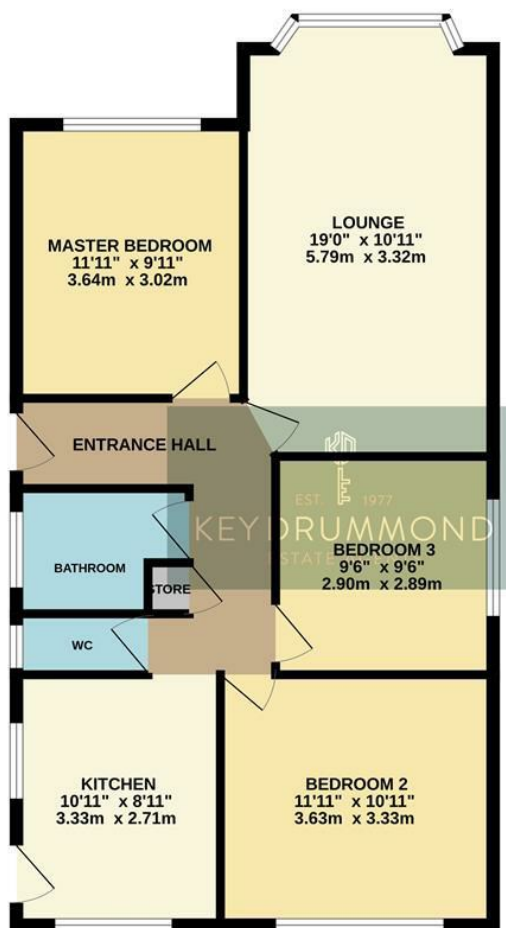
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GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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All room dimensions given above are approximate measurements

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(68-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
	63	81