



**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:**

To see our properties before they go on the market please like us on Facebook (Key Drummond Estate Agents), Instagram (keydrummondoakdale), and YouTube (Key Drummond - Oakdale).

**Copyright:**

All photos, video, and drone footage are copyrighted by Worldwide Property Sales TA Key Drummond Estate Agents. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use only
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Key Drummond as the source of the material

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.

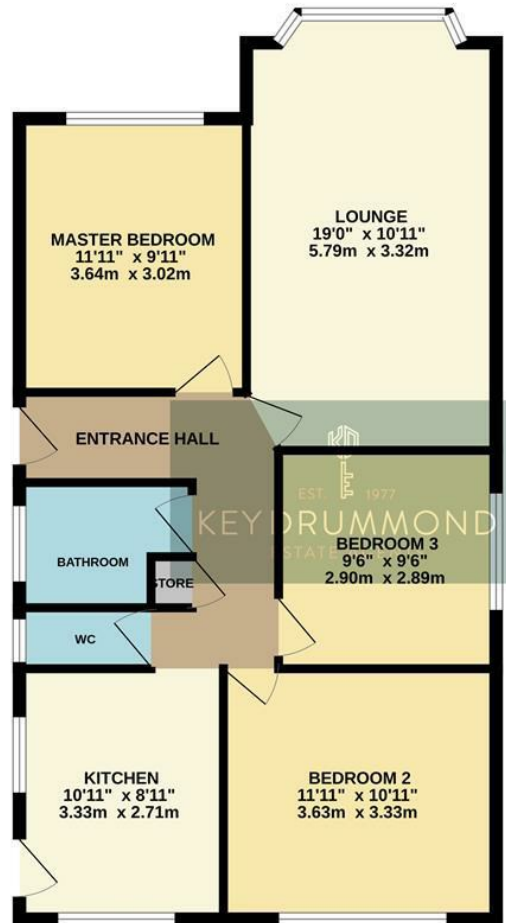
**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No employee of Key Drummond has the authority to make or give any representation or warranty in respect of the property.



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.  
Made with Metropix ©2024

**Key Drummond**  
Tel: 01202 681113  
oakdale@keydrummond.com  
www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.

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