



## 164 Lytchett Drive, Broadstone BH18 9NY

Situated in this very popular and quiet close is this three bedroom semi-detached family home benefiting from a block paved driveway and garage.

**EPC: TBC Council Tax Band: D Price: £365,000 Freehold**











## Key Features

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- THREE BEDROOM SEMI-DETACHED HOME
- GROUND FLOOR CLOAKROOM
- LOUNGE/DINER
- KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- UPVC FASCIAS & SOFFITS
- SINGLE GARAGE
- POPULAR LOCATION

## The Property

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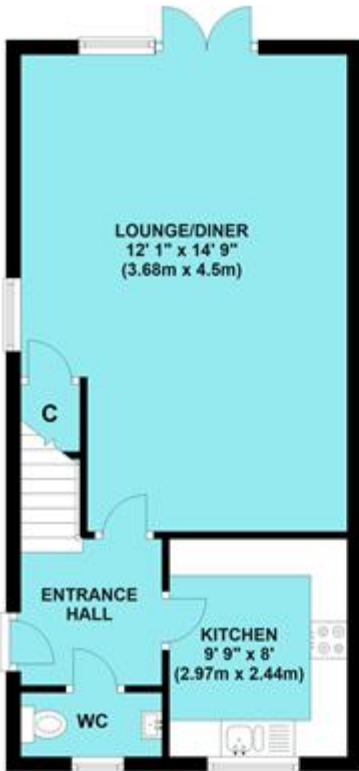
Pleasantly situated in this residential close overlooking a central green is this three bedroom family home comprising of a reception hall with ground floor cloakroom, kitchen, generous lounge/diner, three bedrooms and a bathroom. The property has gas fired heating with radiators and UPVC double glazing with UPVC fascias and soffits.

The house is situated within close proximity to the Trailway leading to the centre of Broadstone and also to Upton Country Park. Broadstone offers a bustling high street with many amenities including a sports centre with swimming pool and tennis courts, doctors and dentists and an M&S Foodhall. There is popular schooling for all age groups including both the boys' and girls' grammar schools.



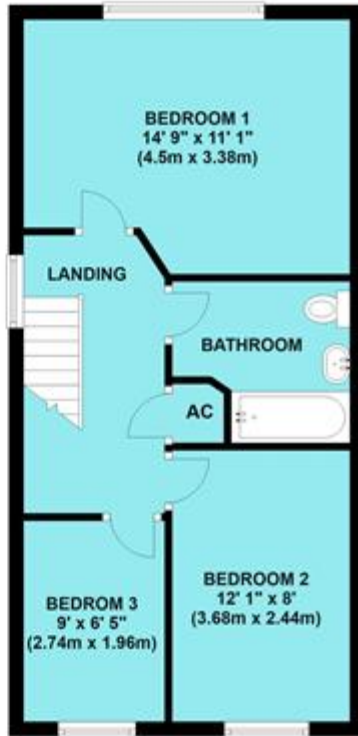
**Ground Floor**

Approx. 42.5 sq. metres (457.4 sq. feet)



**First Floor**

Approx. 42.5 sq. metres (457.4 sq. feet)



**Total area: approx. 85.0 sq. metres (914.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	84
		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



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