



## 67 York Road, Broadstone BH18 8EW

Situated within close proximity of the centre of Broadstone is this immaculately presented two bedroom detached bungalow with attractive front and rear gardens.

**EPC:** TBC **Council Tax Band:** D **Price:** £432,500 Freehold











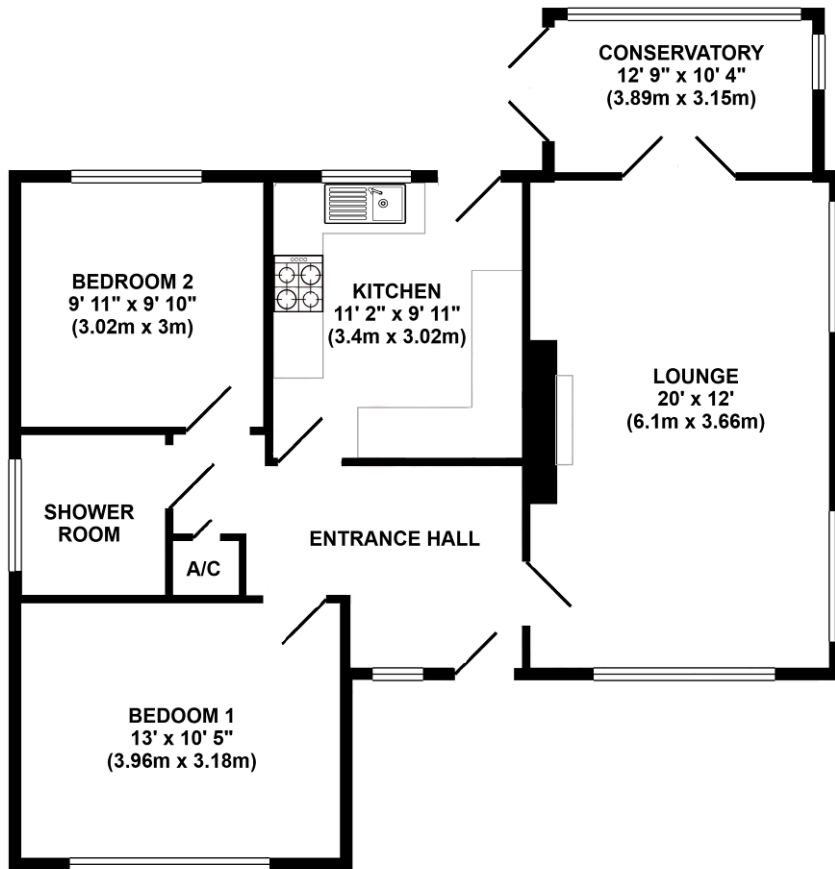
## Key Features

- TWO BEDROOM BUNGALOW
- LOUNGE
- CONSERVATORY/DINING AREA
- MODERN FITTED KITCHEN
- CONTEMPORARY SHOWER ROOM
- GARAGE WITH ELECTRIC DOOR
- UPVC DOUBLE GLAZING
- UPVC FASCIAE AND SOFFITS
- ATTRACTIVE FRONT & REAR GARDENS
- SUMMER HOUSE WITH POWER AND LIGHT

## The Property

Located within walking distance of the centre of Broadstone and also on a bus route is this delightful detached bungalow which has been lovingly maintained by the current owners. The property offers light and airy accommodation, there is a generous reception hall leading to the sitting room with dual aspect windows opening to a conservatory/dining area overlooking the rear garden. There is then a modern fitted kitchen, two bedrooms and contemporary shower room. The property benefits from gas fired heating with radiators, UPVC double glazing and UPVC fascias and soffits.

The front driveway provides off road parking for a number of vehicles and a drive continues to the side of the property to the detached single garage which has power and light and an electronically operated door. The garden forms a particular feature where there is a raised deck stepping down to a neatly kept area of lawn with gravel borders for reduced maintenance. Also located in the garden is a shed and a log cabin style summer house with patio area, the summer house has been used as an office and has power and light available.



This Floor Plan is for guidance only and is NOT to SCALE  
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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	67	84
	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

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.

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