



2 Heysham Road, Broadstone BH18 8LB

A rarely available opportunity to acquire a most spacious three double bedroom detached bungalow set in a quiet cul-de-sac position just a few moments' walk from The Broadway. Secluded south facing rear garden. No Forward Chain.

EPC: TBC **Council Tax Band:** E **Price:** £595,000 Freehold

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Key Features

- THREE DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- WORKSHOP/UTILITY AREA
- GARAGE
- SECLUDED SOUTH FACING GARDEN
- PRIME LOCATION
- MOMENTS FROM HIGH STREET
- NO FORWARD CHAIN
- MUST BE VIEWED

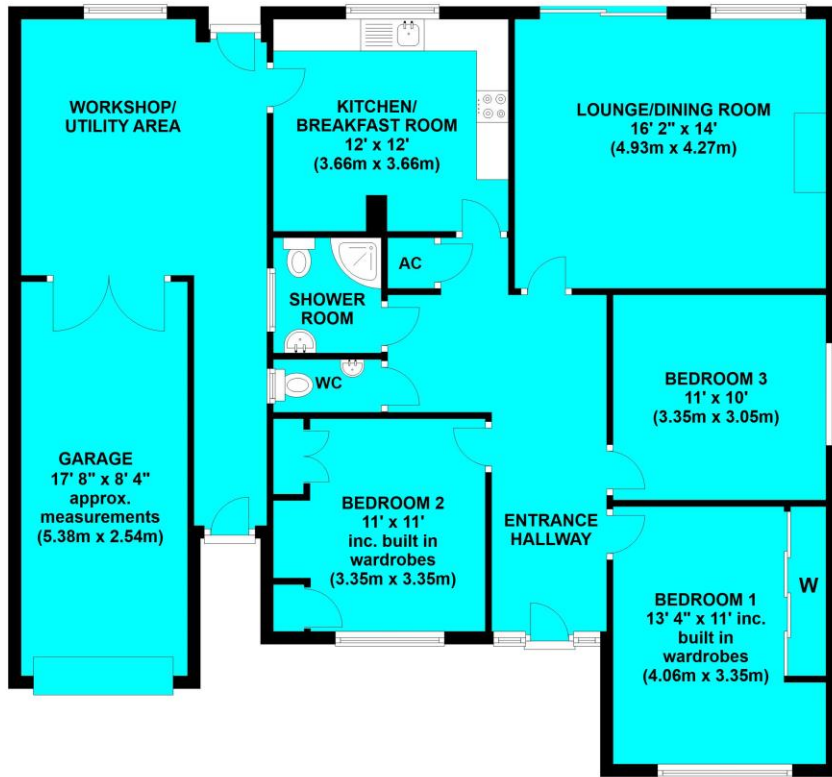
The Property

One of just seven properties set in this tucked away cul-de-sac just a few moments' walk from the centre of Broadstone.

From the entrance porch a double glazed door leads into the most spacious reception hall which has original parquet flooring, together with access to loft hatch. There is a cloakroom, together with an airing cupboard. The lounge/dining room has a high degree of natural light and overlooks the secluded south facing garden. The kitchen/breakfast room also

overlooks the rear garden and leads into a useful enclosed workshop/store/utility area adjacent to the rear of the drive through garage. From this area, a glazed door leads into the garden.

There are three double bedrooms, together with a fully tiled shower room. A driveway to the front provides excellent parking, whilst the rear garden is a notable feature being fully enclosed, secluded and enjoying a south facing aspect.



Total area: approx. 128.3 sq. metres (1381.2 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 any 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		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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