



88 Upton Way, Broadstone BH18 9NA

Situated in one of Broadstone's most sought after locations is this three bedroom detached family home offered for sale for the first time since construction in 1959.

EPC: TBC **Council Tax Band:** F **Price:** £565,000 Freehold

 **3**  **1**  **2**





Key Features

- THREE BEDROOM FAMILY HOME
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GARAGE AND CARPORT
- ENORMOUS POTENTIAL (STPP)
- NO FORWARD CHAIN

The Property

Situated on a large plot is this three bedroom, two reception room family property now in need of modernisation, but offering a great opportunity to extend and improve.

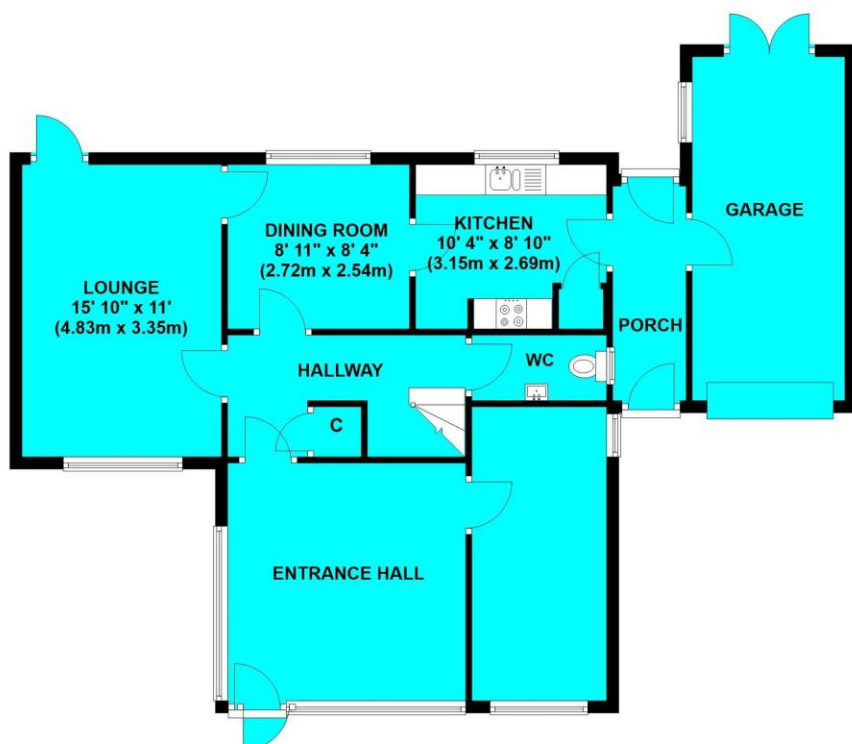
To the ground floor there is a large entrance porch leading to what was the original garage, which has been converted to provide a useful ground floor area, there is then the main reception hall with lounge, dining room, kitchen and ground floor cloakroom. To the first floor the master bedroom enjoys a front and rear aspect and there are two further bedrooms and a shower room (originally the bathroom).

The property has UPVC double glazing and gas fired heating via a boiler which is regularly serviced.

A tarmac driveway provides ample off road parking and leads to a carport and single garage and the remainder of the garden has been predominantly laid to lawn with established shrub borders. Directly to the rear of the house is a paved patio which leads to an area of lawn and then in turn to a second area of lawn with greenhouse. The garden is enclosed mainly by panelled fencing and has established borders stocked with numerous shrubs and specimen plants.

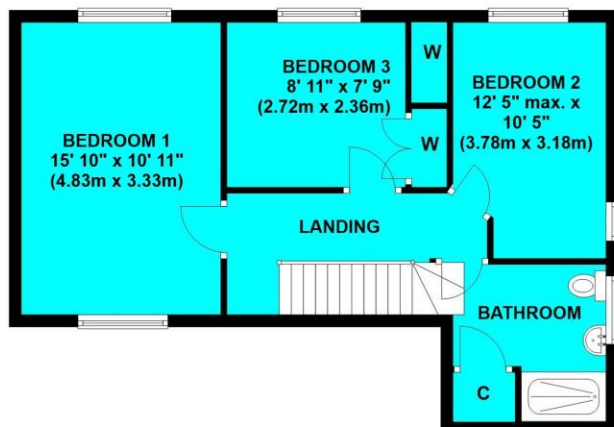
Ground Floor

Approx. 91.1 sq. metres (981.0 sq. feet)




First Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



Total area: approx. 142.2 sq. metres (1530.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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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