



## 1 Lytham Road, Broadstone BH18 8JW

A three double bedroom detached bungalow situated on a good size plot and offering great potential to improve and extend.

**EPC:** TBC **Council Tax Band:** D **Price:** O.I.E.O £350,000 Freehold











## Key Features

- ESTABLISHED RESIDENTIAL LOCATION
- GOOD SIZE PLOT
- SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION
- LONG DRIVEWAY
- DETACHED GARAGE
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EASY REACH OF CENTRAL BROADSTONE
- NO FORWARD CHAIN

## The Property

Situated in a popular location is this three double bedroom detached bungalow. The property is situated on a good size plot and benefits from a generous driveway providing off road parking for a number of vehicles, leading to a detached garage.

The property is now in need of extensive modernisation but offers a great opportunity for those buyers wishing to improve and extend (subject to planning permission) as has been the case with neighbouring properties.

The accommodation comprises of an entrance porch,

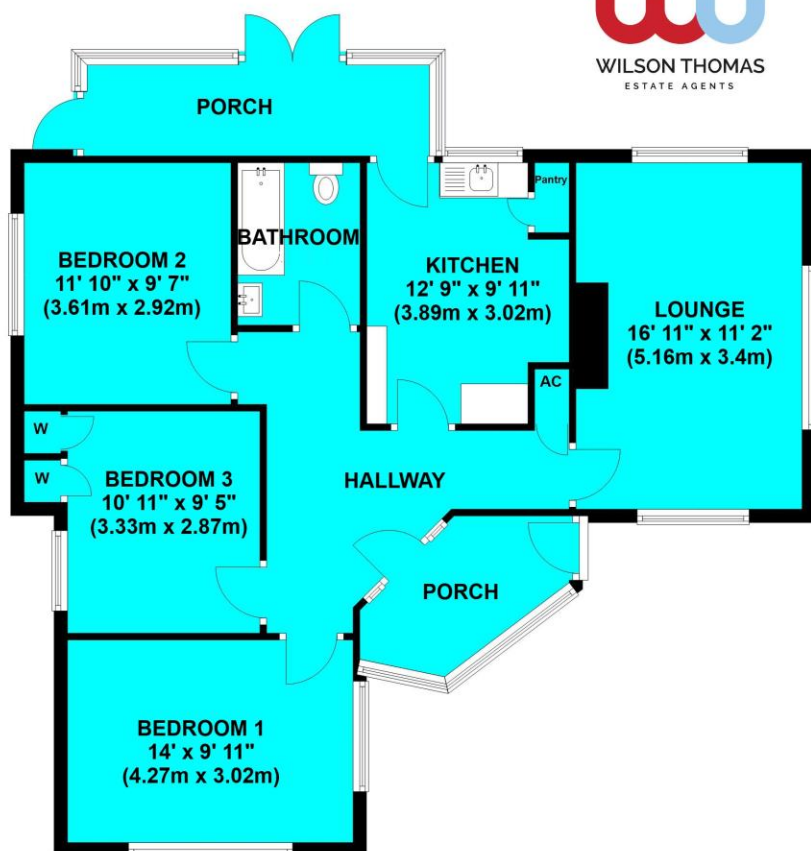
good size reception hall, lounge, kitchen, three bedrooms and a bathroom. There is double glazing and central heating. There is a private front garden which extends to the side and rear.

The centre of Broadstone can be easily reached and is approximately half a mile away. Also close to the property is Pocket Park which is excellent for dog walking. Nearby bus services connect to the centre of Broadstone and Wimborne and in the opposite direction to the larger centre of Poole.

ENTRANCE HALL

# Ground Floor

Approx. 95.6 sq. metres (1028.6 sq. feet)



Total area: approx. 95.6 sq. metres (1028.6 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 and 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                                   |                         |           |
| (69-90) C                                   |                         | 76        |
| (55-68) D                                   | 58                      |           |
| (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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