



12 Tadden Walk, Broadstone BH18 9NU

A most spacious, three bedroom detached bungalow enjoying a sought after, tranquil, location, adjacent to an area of woodland and within walking distance of Broadstone High Street. No Forward Chain.

EPC: 54 Council Tax Band: E Price: £430,000 Freehold

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





Key Features

- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN
- FAVOURED LOCATION WITHIN WALKING DISTANCE OF BROADSTONE HIGH STREET
- DETACHED GARAGE
- WESTERLY FACING REAR GARDEN
- FULL MODERNISATION REQUIRED
- MUST BE VIEWED
- NO FORWARD CHAIN

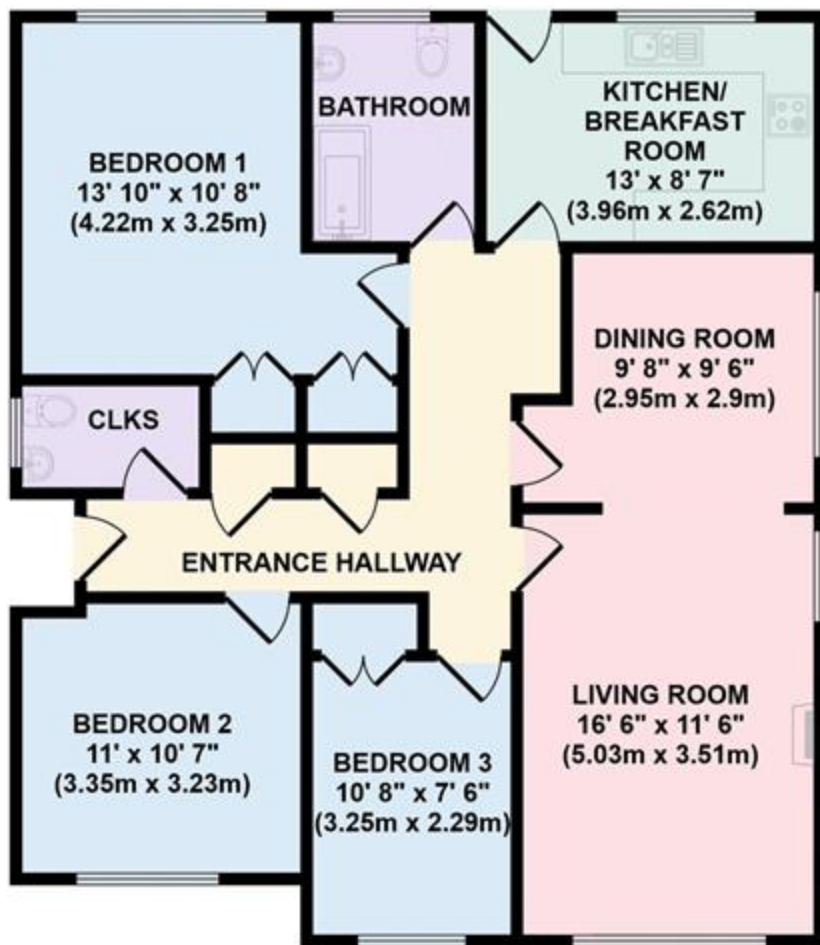
The Property

Upon entering the property, there is a spacious hallway which serves all principal rooms. Immediately to your left is a cloakroom, together with built in cupboard and airing cupboard. The living room overlooks the front of the property and enjoys direct access into a dining room. Please note that this dining room could be sub-divided and added to the kitchen area for one to create a large kitchen/diner if so desired.

The fitted kitchen has direct access to the rear garden. The main bedroom is of a good size and with some modification, one could 'steal' the

cloakroom from the hallway to create an en-suite shower room if needed. There are built in double wardrobes, whilst the bedroom again overlooks the rear garden. Bedrooms 2 and 3 are both of a good size and overlook the front of the property, whilst one will find a bathroom to the rear of the bungalow.

The property represents an exciting opportunity as full modernisation is now required. Externally, there are good size well stocked gardens with the rear garden enjoying a pleasant westerly aspect, adjacent to an area of protected woodland. There is a detached garage with overhead storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	54	
(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.

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



rightmove

