



23 Lancaster Drive, Broadstone BH18 9EQ

An extended three bedroom detached bungalow now in need of modernisation and situated in a popular location within easy reach of the centre of Broadstone.

EPC: TBC **Council Tax Band:** E **Price:** £375,000 Freehold

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





Key Features

- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GENEROUS RECEPTION HALL
- SPLIT LEVEL LOUNGE/DINING ROOM
- LARGE MAIN BEDROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR A NUMBER OF VEHICLES
- SOUTHERLY FACING REAR GARDEN
- GREAT POTENTIAL TO EXTEND (STPP)
- OWNER SUITED

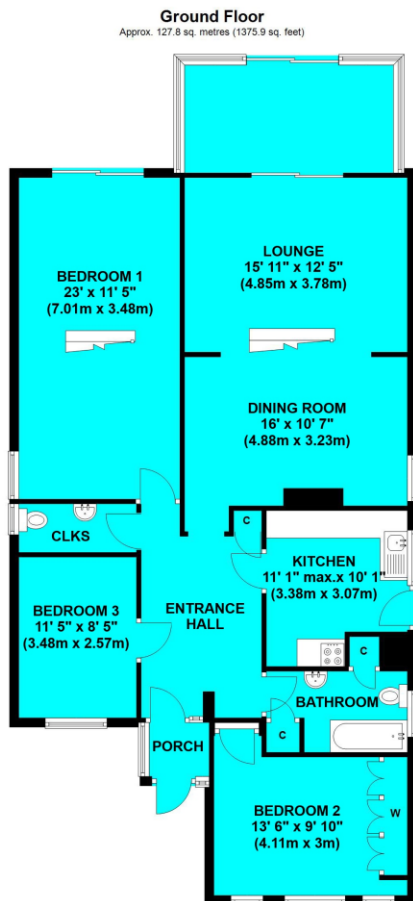
The Property

Situated in this popular and established residential location, within easy reach of the centre of Broadstone, is this detached bungalow. The property, which now requires modernisation, offers generous accommodation following an extension to the rear of the property to enlarge the main bedroom and the living accommodation.

There is an entrance porch leading to a generous reception hall, a split level lounge/dining room and a kitchen. The master bedroom again is split level, and has patio doors overlooking the rear garden, there are then two further double bedrooms and a

bathroom. Both the front and rear gardens have been arranged for ease of maintenance being predominantly laid to gravel. There is a brick edged tarmac driveway providing off road parking for a number of vehicles, leading to the garage, and the rear garden is fully enclosed by timber panelled fencing, has a patio and enjoys a sunny southerly aspect.

Just moment's from the property is a bus stop providing access into Broadstone and beyond, and there is popular schooling for all ages nearby.



Total area: approx. 127.8 sq. metres (1375.9 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 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		
(69-80) C		
(55-68) D	61	75
(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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