



## 7 Heysham Road, Broadstone BH18 8LB

A truly rare and unique opportunity to acquire a three bedroom detached bungalow set in this most sought after of locations, within a short level walk of Broadstone high street. Now requiring complete modernisation. We recommend early viewing!

**EPC:** TBC **Council Tax Band:** E **Price:** £525,000 Freehold

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### Key Features

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- THREE BEDROOMS
- LIVING ROOM
- EXTREMELY LARGE CONSERVATORY/GARDEN ROOM
- KITCHEN
- SIZEABLE DRIVEWAY & GARAGE
- SOUTH FACING GARDEN
- PRIME LOCATION
- FULL MODERNISATION REQUIRED
- MUST BE VIEWED
- NO FORWARD CHAIN

### The Property

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Set on the most sought after Heysham Road, within a few moments' walk of Broadstone high street, here is an opportunity to acquire a spacious, three bedroom detached bungalow requiring full modernisation.

Upon entering the property there is a spacious entrance hall which serves all principal rooms. There is an excellent living room which in turn leads via double doors to a large conservatory/garden room which overlooks the south facing rear garden. There is a kitchen where one will find a wall mounted gas boiler, and the kitchen has a side door leading to an area of garden behind the garage, where one will find

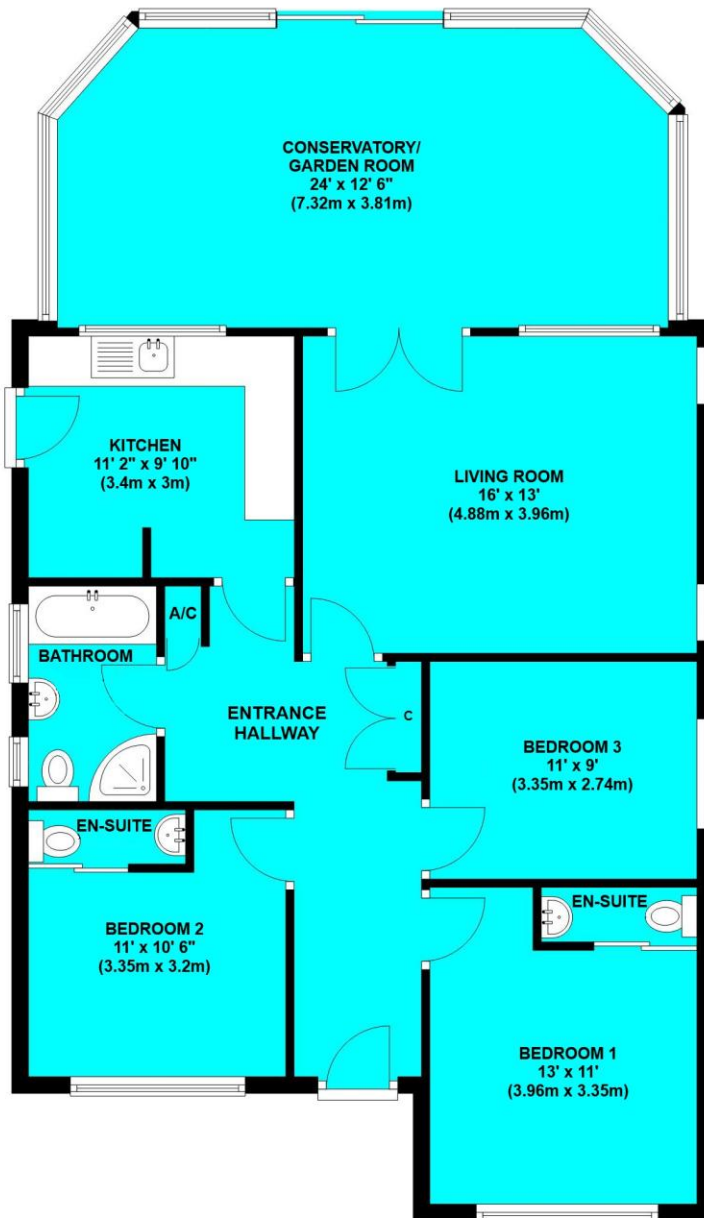
various outbuildings, including a greenhouse.

To the front of the property there are two double bedrooms, whilst there is also a good size third bedroom. The bathroom has the benefit of an additional shower.

Outside, to the front of the property there is a level area of garden, together with a good size driveway leading to a detached single garage. The secluded south facing rear garden is a notable feature of the property and does feature a pond and timber summer house.

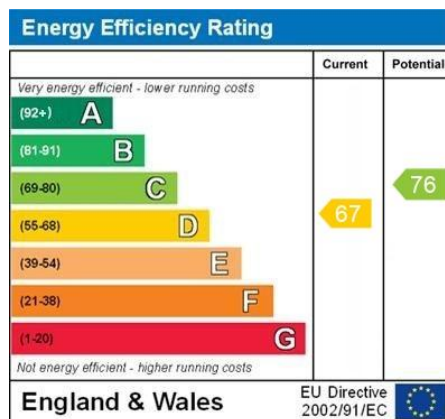
## Ground Floor

Approx. 102.9 sq. metres (1108.1 sq. feet)



Total area: approx. 102.9 sq. metres (1108.1 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  
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