



# HEARNES

WHERE SERVICE COUNTS

Broadstone  
Dorset, BH18 8JX



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## FREEHOLD PRICE: OIEO £450,000

A well presented two double bedroom bungalow with tandem length garage, a superb well stocked mature landscaped south facing garden, 12 solar panels providing income, a triple aspect sitting room, hobby shed, parking for two cars on an elevated plot and just half a mile from Broadstone town centre. First time to the market in 51 years.

- Generous size entrance hall with heated storage cupboard and loft access
- Triple aspect, elevated sitting room with feature fireplace and stone surround, double glazed patio doors opening onto the sun deck
- Kitchen with range of high gloss cream units and complementary worktops, Bosch double oven, five ring gas hob with chimney style extractor hood, integrated fridge freezer, dishwasher, washer dryer, two corner carousel units and larder unit
- Two double bedrooms one with fitted wardrobes and the other with garden views
- Family bathroom with 'p' shaped bath and mains shower over, Roca sanitary ware set into fitted bathroom furniture, heated towel rail, tiled floor and fully tiled walls
- Generous size south facing garden which has been well maintained and thoughtfully planted. Hobby shed located at the side of the property with power and light, outside electric point
- 12 solar panels: We understand from our vendor these offer an approximate tariff income of £1,600 per year
- Tandem length garage with power and water, electric up and over door and a charging point for an electric vehicle plus cellar access underneath the bungalow.

This attractive bungalow is located half a mile from the Broadway where there are a diverse range of shops, cafes, sports centre and public houses. Broadstone itself is an extremely popular area with its well reputed schools and the cosmopolitan centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

COUNCIL TAX BAND: D EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





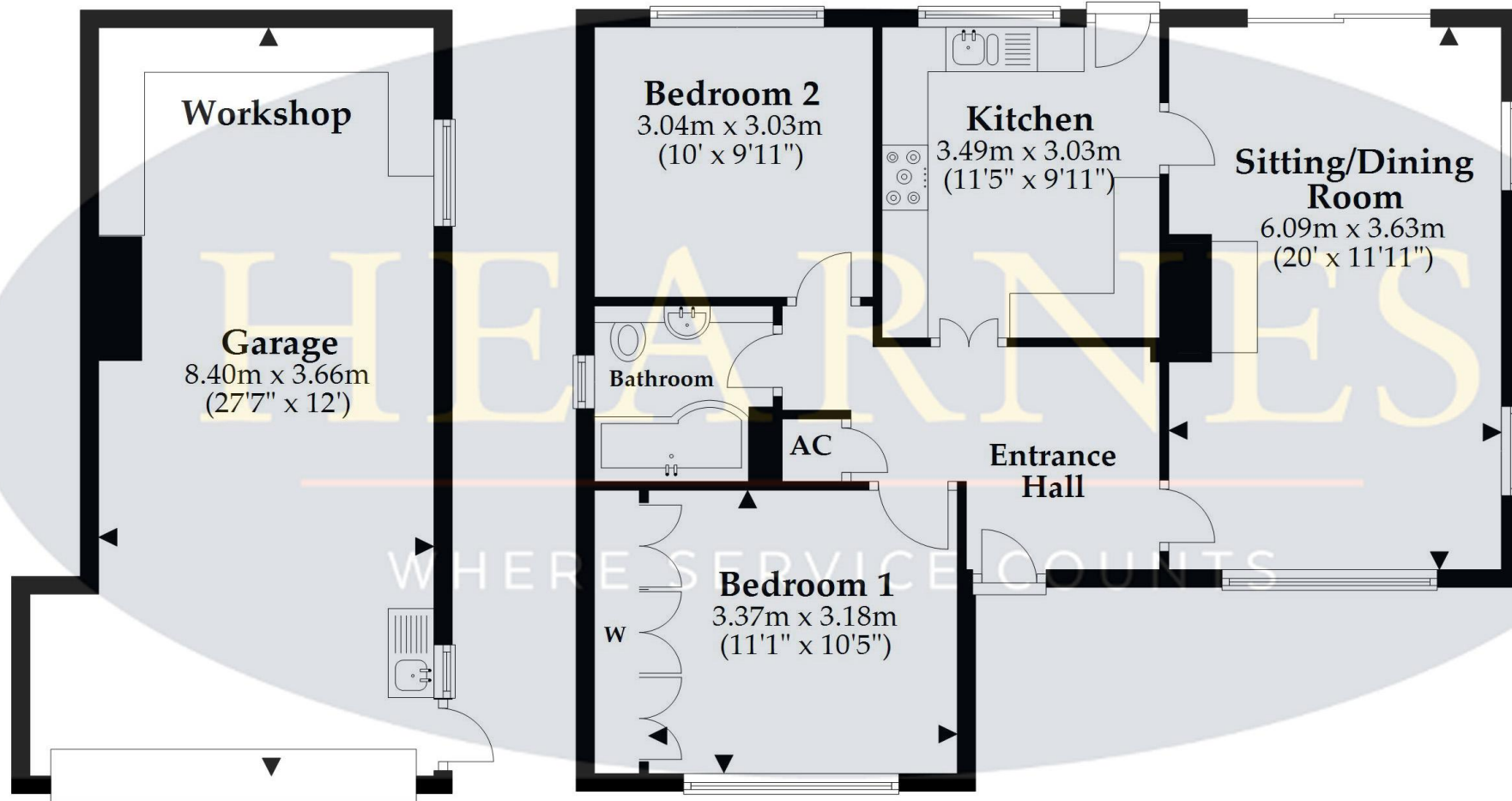


## Lower Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)

## Upper Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



Total area: approx. 101.6 sq. metres (1094.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



**LJT SURVEYING**









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