

125 York Road  
Broadstone BH18 8ER

Price **£395,000** Freehold



NOW IN NEED OF SOME UPDATING,  
THIS THREE BEDROOM DETACHED FAMILY  
BUNGALOW IS BEING OFFERED TO THE  
MARKET WITH NO FORWARD CHAIN  
AND IS SET WITHIN CLOSE PROXIMITY  
TO BROADSTONE SHOPS AND AMENITIES.



Ground Floor



Total area: approx. 72.8 sq. metres (784.1 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 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.

**\* ENTRANCE HALLWAY**

**\* LOUNGE 19'1" x 10'8" (5.82m x 3.29m)**

**\* KITCHEN 10'9" x 8'8" (3.32m x 2.68m)**

**\* BEDROOM ONE 11'9" x 10'9" (3.63m x 3.32m)**

**\* BEDROOM TWO 11'9" x 9'9" (3.63m x 3.02m)**

**\* BEDROOM THREE 8'9" x 8'8" (2.71m x 2.68m)**

**\* FAMILY BATHROOM 7'3" (MAXIMUM) x 5'3" (2.23m x 1.62m)**

**\* SEPARATE WC 5'2" x 2'6" (1.58m x 0.79m)**

**\* FRONT & REAR GARDENS**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

Hardwood front door leads to the entrance hallway where there is access to loft space, wall mounted thermostat, built in airing cupboard with slatted shelving and radiator. The lounge is to the front of the property with gas fire and stone surround and double panelled radiator. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, further built in storage cupboard, modern wall mounted 'Worcester' gas fired central heating boiler, timber stable door to the side aspect.

Bedroom one has a single panelled radiator and window to the rear aspect overlooking the garden. Bedroom two is to the front of the property with a single panelled radiator. Bedroom three has a side aspect window. The family bathroom has a panel enclosed bath with mixer tap, pedestal wash hand basin with twin taps, obscured glazed window to the side aspect, single panelled radiator and part tiled walls. Separate WC with low level flush WC and obscured glazed window to the side aspect.

The front garden is mainly laid to lawn with shrub and herbaceous borders. A driveway provides off road parking for numerous vehicles. The rear garden is also mainly laid to lawn with shrub and herbaceous borders and timber shed.



**DIRECTIONS:**

From the Broadstone roundabout proceed along The Broadway and take the first right hand turning into York Road.

**COUNCIL TAX:** Band D BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1851**