

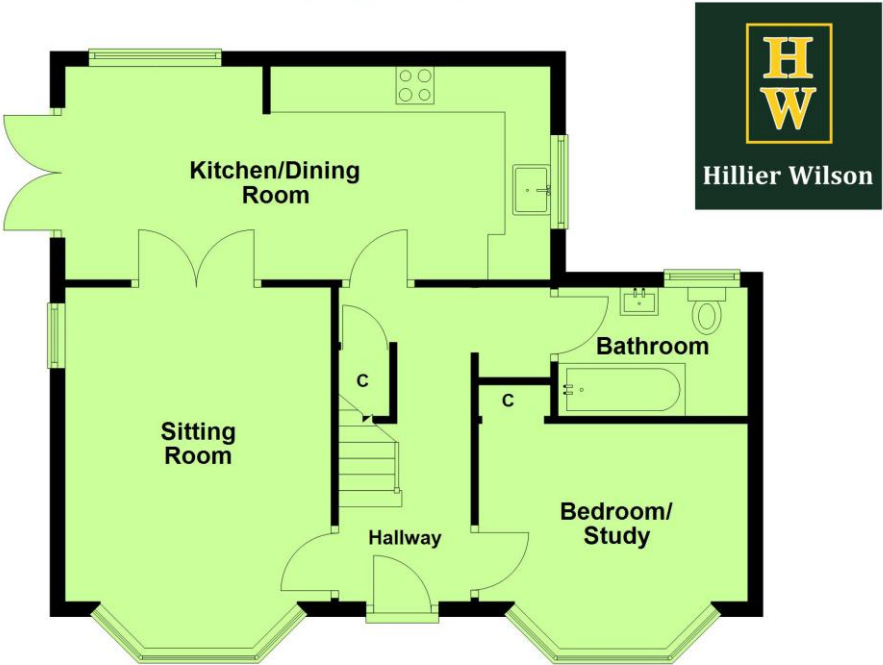
'The Beeches'
54 York Road
Broadstone BH18 8ET

Price Guide **£550,000 - £560,000** Freehold



A VERY CHARACTERFUL LATE VICTORIAN THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME WITH GARAGE AND ESTABLISHED GARDEN, SITUATED WITHIN CLOSE PROXIMITY OF BROADSTONE'S SHOPS AND AMENITIES.

Ground Floor



First Floor



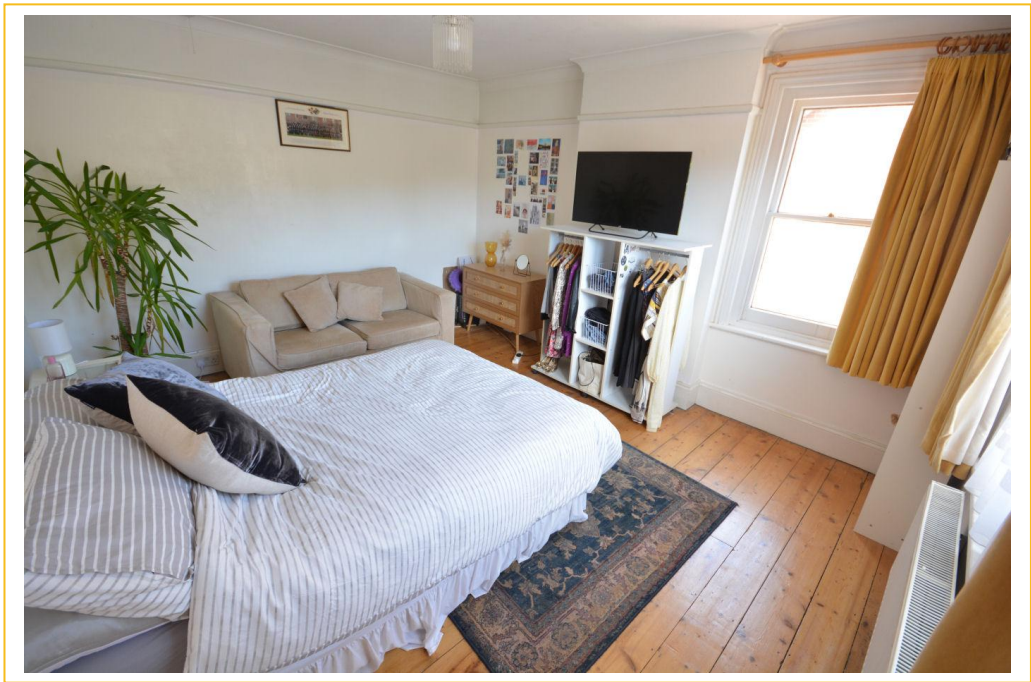
Total area: approx. 113.6 sq. metres (1222.9 sq. feet)

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 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
Plan produced using PlanUp.

- * ENTRANCE HALL 15' x 6'1" (4.57m x 1.85m)**
- * SITTING ROOM 17'5" x 12'1" (5.33m x 3.68m)**
- * KITCHEN/DINING ROOM 21'8" x 9'3" (6.64m x 2.83m)**
- * STUDY/GROUND FLOOR BEDROOM 12'1" x 10'7" (3.68m x 3.26m)**
- * GROUND FLOOR BATHROOM 8'2" x 5'4" (2.49m x 1.64m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 14'1" x 12'3" (4.29m x 3.74m)**
- * BEDROOM TWO 14'1" x 12' (4.29m x 3.65m)**
- * BEDROOM THREE 16'3" x 10' (4.96m x 3.04m)**
- * FAMILY BATHROOM 7'7" x 7'3" (MAXIMUM) (2.34m x 2.22m)**
- * SINGLE GARAGE**
- * OFF ROAD PARKING**
- * FRONT AND SIDE GARDENS**
- * SOUTH FACING SUNNY SPACIOUS REAR GARDEN**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**
- * PART DOUBLE GLAZED**







ABOUT THIS PROPERTY

Hardwood glazed front door leads to the entrance hallway with feature exposed and treated floorboards, understairs storage cupboard and additional storage cupboard. The sitting room has feature sash windows to front and side aspects, open fireplace with tiled surround and hearth and double opening doors to the kitchen/dining room. There is a study/bedroom to the front of the property also with feature sash bay windows and built in storage. The kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, double oven with four ring burner electric hob and extractor fan, wall mounted 'Worcester' gas fired central heating boiler, 'Butler' style sink with mixer tap, space for upright fridge/freezer, space and plumbing for dishwasher, window to the rear aspect and double opening doors leading to the rear garden. The ground floor bathroom comprises wash hand basin with mixer tap and vanity unit beneath, low level flush WC, panel enclosed bath with mixer tap and shower attachment, shower screen, wall mounted heated towel rail and sash window to the rear aspect.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space, built in storage cupboard and feature exposed and treated floorboards. Bedroom one has dual aspect sash windows to front and side aspects, feature exposed and treated floorboards. Bedroom two also has sash windows to front and side aspects and feature exposed and treated floorboards. Bedroom three has window to the rear aspect, additional Velux window and built in wardrobe. The family bathroom comprises bath with mixer tap and shower attachment, low level flush WC, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, part tiled walls and fully tiled shower cubicle with dual action showers.

The front garden is mainly laid to shingle and shrub borders. The driveway provides off road parking in turn leading to the single garage. There is space for additional off road parking/space for camper van. The side and south facing rear garden are predominantly laid to lawn with shrub and herbaceous borders, paved patio areas, greenhouse and timber storage shed.





DIRECTIONS:

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

COUNCIL TAX: Band E 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

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REF: R1994