



2A MISSION ROAD
BROADSTONE
Dorset, BH18 8JJ



This well presented family home is situated in the sought after location of Broadstone; close to local amenities and schools the property is spacious and modern throughout.

Boasting an open plan living space, modern kitchen with integrated appliances, additional reception/day room and downstairs w/c.

The property offers four bedrooms with two bathrooms and is offered on an unfurnished basis.

The property benefits from garage with utility area and a large rear garden offering a patio area and vegetable patch with further benefits of triple glazing, under floor heating and solar panels.



SUPERB ECO HOME IN BROADSTONE WITH DRIVEWAY AND GARAGE.

- Superb Eco Home
- Four Bedrooms, Two Bathrooms
- Offered Unfurnished
- Driveway, Garage & Garden

£2,500
PER CALENDAR MONTH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	84	84
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference: 731735

Deposit Amount - £2,884.61
Council Tax Band - F

Furnishing: Unfurnished

Heating Type: Solar Panels - Solar Thermal Hot Water - Triple Glazing - Heat Recovery Ventilation System - Under floor Heating

Parking: Garage and driveway

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

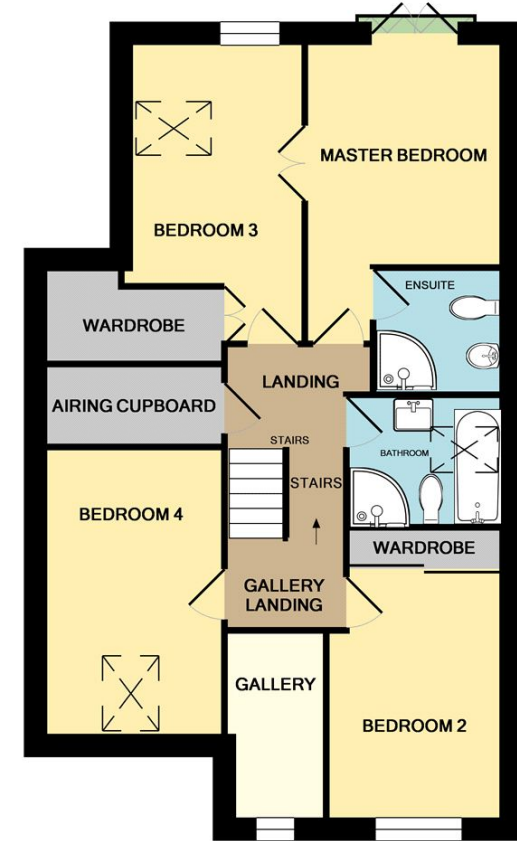


01202 692145
broadstone@goadsby.com

177 Lower Blandford Road
BH18 8DH



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

