



86 YORK ROAD  
BROADSTONE  
Dorset, BH18 8EU

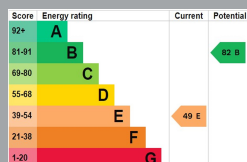
£1,650 PCM

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# RECENTLY REDECORATED SEMI-DETACHED CLOSE TO BROADSTONE VILLAGE

- Three Bedroom Semi-Detached House
- Recently Redecorated
- Offered Unfurnished
- Garden & Garage
- EPC Rating: Band E



Reference: 1167325

Deposit Amount - £1,903.84  
Council Tax Band - D

**Furnishing:** Unfurnished

**Heating Type:** Gas Warm Air

**Parking:** Garage and Parking

**Utilities:** Mains Supply Gas and Electric  
Mains Supply Water - Metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



The property is situated on a popular road within walking distance of Broadstone village centre, offering a range of local amenities to include shops, restaurants and sought after schooling. It is also nearby to the Castleman Trail providing pleasant walks or cycle routes into the larger towns of Poole and Wimborne.

The property itself is a three bedroom semi-detached house. A spacious entrance hall with doors leading into the downstairs accommodation with the sitting/dining room stretching across the rear of the property which then leads round to the kitchen.

Bedroom one and two are spacious double rooms benefitting from fitted storage throughout, further bedroom three which is a single room.

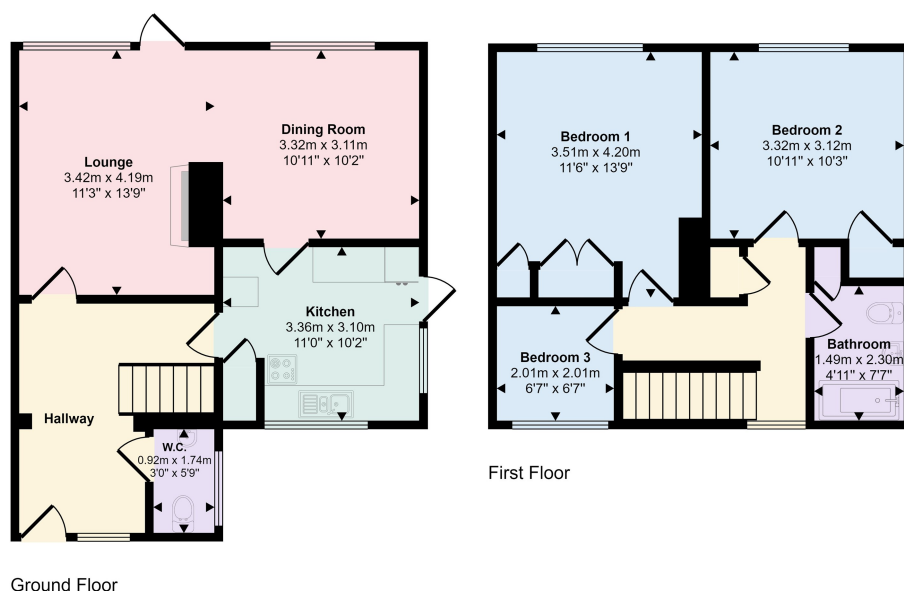
The bathroom is a three piece suite comprising of w/c, hand wash basin and bath with shower attachment above.

Outside:

The property benefits from large driveway and front garden, setting it back nicely from the road. The detached single garage is access via the driveway.

Immediate to the rear of the property is a spacious patio area, with the remainder of the garden primarily laid to lawn with mature shrubs and trees. At the rear of the garden is an area with raised beds, greenhouse and shed.

This property will be offered unfurnished and is available now.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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

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