



65 Higher Blandford Road, Broadstone BH18 9AD

A substantial four bedroom detached home situated in an established location within easy reach of the centre of Broadstone and popular schooling.

EPC: 56 Council Tax Band: E Price: OIEO £500,000 Freehold

 **4**  **2**  **2**





Key Features

- NO FORWARD CHAIN
- LARGE MASTER BEDROOM
- EN-SUITE SHOWER ROOM
- GAS FIRED HEATING WITH RADIATORS
- POPULAR LOCATION
- GENEROUS PLOT
- AMPLE OFF ROAD PARKING
- GARAGE
- IN NEED OF UPDATING
- SHORT WALK TO BROADSTONE HIGH STREET

The Property

Situated in an established location and just a short walk from the centre of Broadstone is this substantial four bedroom residence. The property is now in need of modernisation, but offers a great opportunity for purchasers to put their "own stamp" on a home. To the front of the property a generous driveway provides off road parking for a number of vehicles and leads to the good sized integral garage.

An entrance porch leads to the reception hall, where there is a lounge with log burner and a bay window to the front aspect, a dining room

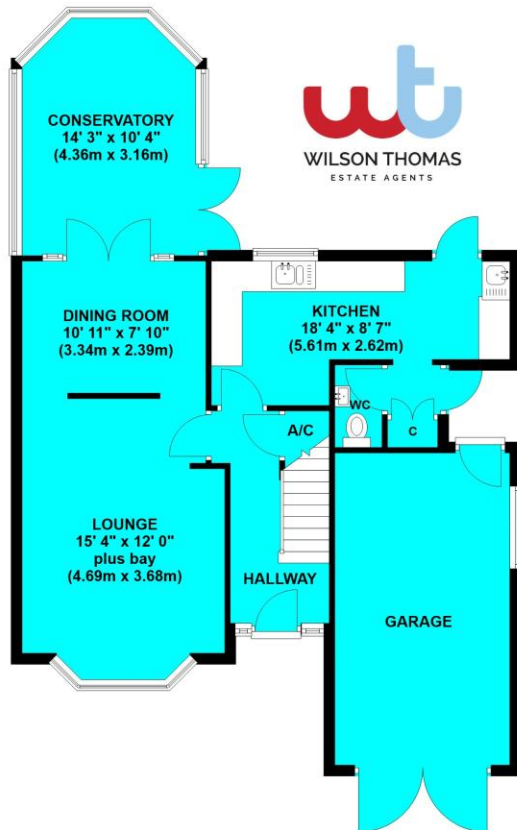
and conservatory. The kitchen leads to a ground floor cloakroom.

A staircase leads to the galleried first floor landing. The main bedroom which runs from the front to the rear of the property is of a very good size with a central en-suite shower room. There are then three further bedrooms and a shower room (formerly the bathroom).

To the rear of the house is a paved patio area which leads to an area of lawn and there are a number of established specimen shrubs.

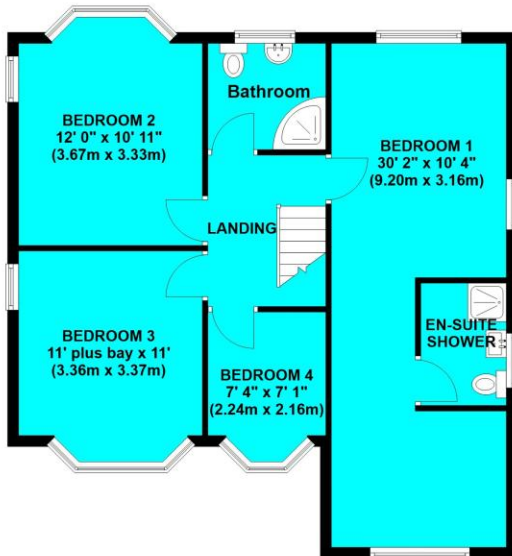
Ground Floor

Approx. 78.4 sq. metres (843.7 sq. feet)



First Floor

Approx. 70.5 sq. metres (758.6 sq. feet)



Total area: approx. 148.9 sq. metres (1602.2 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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