



124 York Road, Broadstone BH18 8EY

A well maintained detached bungalow situated in an established location and offering further potential to extend and improve.

EPC: TBC **Council Tax Band:** E **Price:** £375,000 Freehold

 **3**  **1**  **2**





Key Features

- NO FORWARD CHAIN
- AMPLE OFF ROAD PARKING
- GARAGE
- TWO/THREE DOUBLE BEDROOMS
- LOUNGE OVERLOOKING THE REAR GARDEN
- GOOD SIZE REAR GARDEN
- SCOPE TO EXTEND (STPP)
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CONSERVATORY

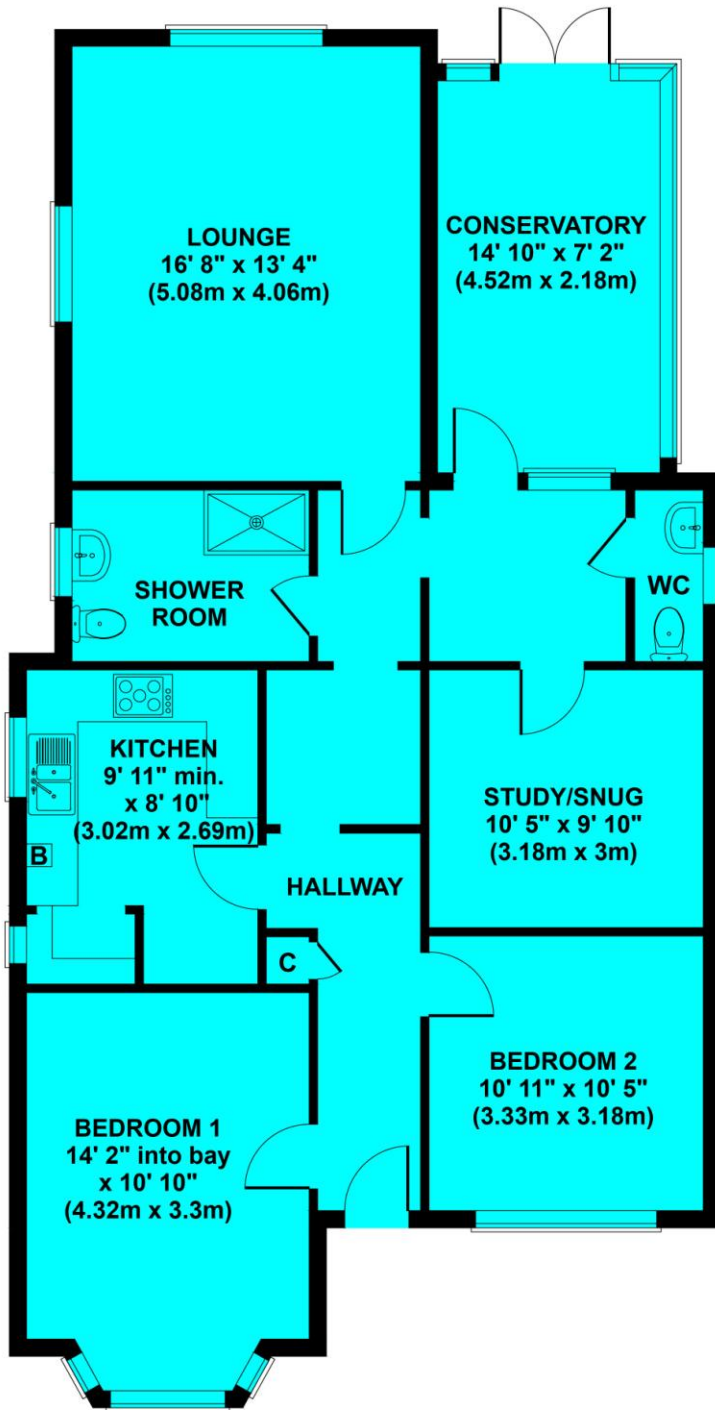
The Property

Situated in this established location is this well maintained detached bungalow. The property is located less than a mile from the centre of Broadstone with its bustling high street, and a nearby bus service connects to the larger centre of Poole. To the front of the property a large expanse of driveway leads to the front door and in turn to a generous reception hall. To the front of the bungalow there are two double bedrooms, and the hallway then leads in turn to the kitchen with integrated appliances and an hallway to the rear the lounge which enjoys an outlook over the rear garden. There is a very good size shower room, which would have formerly been the bathroom, and an archway leads to a

further section of hallway where there is a cloakroom and a study/snug which, subject to permission, could be used as a third bedroom with a window being put into the side elevation. From the rear hallway there is then a conservatory constructed on a brick plinth with UPVC double glazed windows with double doors opening to the back garden.

The garden enjoys a sunny south westerly aspect and has been predominantly laid to lawn with a paved patio area, further paved patio area for a washing line and then a hardstanding for a garden shed. There is a raised brick built flower border, and the garden is fully enclosed by good quality fencing and walling. Outside lighting and water tap.

Approximate Gross Internal Area
1141 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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.

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