



10 Barn Road, Broadstone BH18 8NH

A well-presented three bedroom detached bungalow situated in the highly desirable Barn Road, Broadstone. Conveniently located within easy reach of Broadstone village, local shops, recreation grounds and popular schooling for all age groups.

EPC: TBC **Council Tax Band:** D **Price:** £489,950 Freehold

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





Key Features

- THREE BEDROOM DETACHED BUNAGLOW
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN WITH DOOR TO REAR PATIO
- BEDROOMS 1 & 2 WITH BUILT IN WARDROBES
- FAMILY BATHROOM
- GOOD SIZE SOUTH FACING REAR GARDEN
- LONG DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE
- NO FORWARD CHAIN

The Property

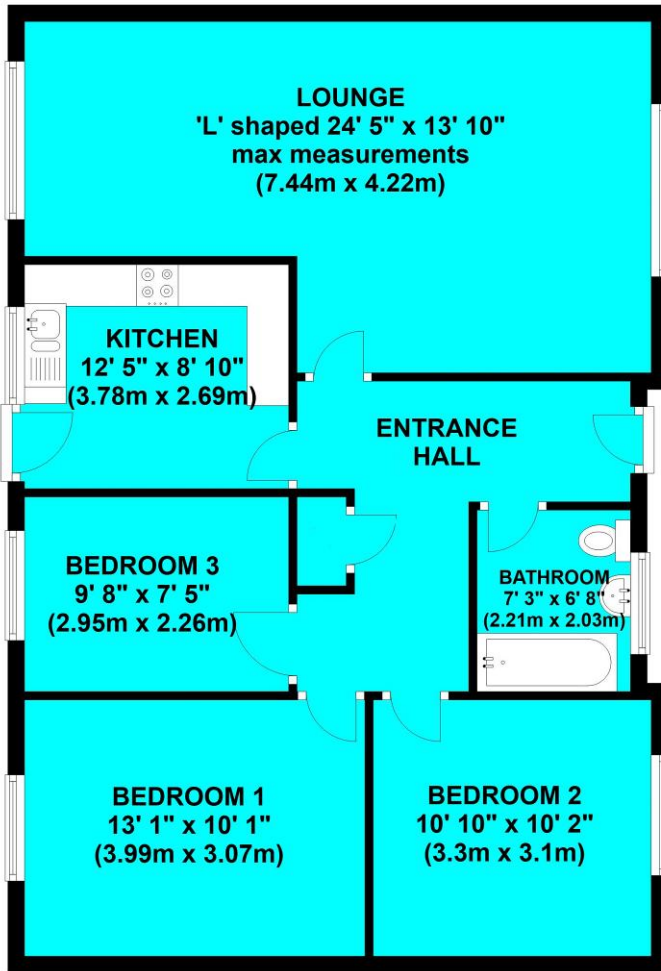
The accommodation is thoughtfully arranged across one level and comprises of an entrance hall leading to a spacious lounge/dining room with fireplace with electric fire (not tested) and a window in the dining area overlooking the rear garden. The property further benefits from a fitted kitchen with a door leading out to the rear patio area, three well-proportioned bedrooms, with the first and second bedroom offering built-in wardrobes. A family bathroom serves the remaining accommodation.

Externally the property enjoys a large south facing garden with a patio area which is perfect for outdoor dining and family use, as well as well stocked borders and a fish pond. To the front there is a long driveway providing off-road parking and access to a garage.

The property is offered for sale with the benefit of No Forward Chain.

Ground Floor

Approx. 83.4 sq. metres (898.0 sq. feet)



Total area: approx. 83.4 sq. metres (898.0 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	73
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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