



## 14 Whitchurch Avenue, Broadstone BH18 8LP

Situated in a tucked away location is this three double bedroom detached bungalow with two reception rooms, large garden extending to 0.36 of an acre, ample parking and a double garage.

**EPC: 47 Council Tax Band: E Price Guide: £550,000 Freehold**

 **3**
 **2**
 **2**









## Key Features

- NO FORWARD CHAIN
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- SEPARATE SHOWER ROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- AMPLE PARKING & DOUBLE GARAGE
- GREAT POTENTIAL TO EXTEND (STPP)
- PLOT OF 0.36 ACRE

## The Property

Situated in a sought after location in Broadstone, is this detached bungalow set in a private close. There is easy access to Broadstone and the larger town centre of Poole, and the property is within walking distance of the Grammar Schools and also Broadstone Recreation Ground. This well looked after bungalow has been within the same family since 1980 and is offered for sale with no forward chain.

The accommodation comprises of a good size reception hall leading to a sitting room with dual aspect windows, a kitchen leading onto a separate dining room, there are then three good size bedrooms, a recently replaced family bathroom and separate shower room. A driveway provides generous off road parking leading to the detached double garage with an electric door. There is a front garden and a side patio and then the rear garden has established shrubs and extends into a more natural area of garden where there are mature trees and shrubs.



Total area: approx. 97.0 sq. metres (1044.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.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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