



## 69 Keighley Avenue, Broadstone BH18 8HU

Situated in this popular location, a three bedroom detached bungalow with generous kitchen/diner, sitting room with conservatory and en-suite shower room to the master bedroom. The property is double glazed and has gas fired central heating.

**EPC: 69 Council Tax Band: D PRICE GUIDE: £325,000 Freehold**







## Key Features

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- THREE BEDROOMS
- MODERN FITTED BATHROOM
- GENEROUS KITCHEN/DINER
- EN-SUITE SHOWER ROOM
- AMPLE PARKING
- NO CHAIN
- SINGLE GARAGE
- ESTABLISHED LOCATION

## The Property

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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