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**Broadstone  
Dorset, BH18 8JS**

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## FREEHOLD PRICE GUIDE £300,000

**CASH BUYERS ONLY.** A deceptively spacious and well proportioned three bedroom detached bungalow needing localised underpinning and modernisation, situated in a popular residential road with ample off road parking and garage.

On entering the property you are greeted by a spacious entrance hallway with doors leading off to a good size sitting room with triple aspect and patio door leading to garden. A separate kitchen which is in need of modernisation having a range of base and eye level units, space for appliances, rear aspect window and door leading to the sun conservatory. The sun conservatory overlooks the rear garden with further door leading to the patio. There are then three good size bedrooms, the master bedroom benefitting from a dual aspect and built in wardrobes. There is then a shower room having a double shower cubicle with vanity unit and wash hand basin and separate wc.

Additional features include double glazing, gas central heating and is offered with no forward chain.

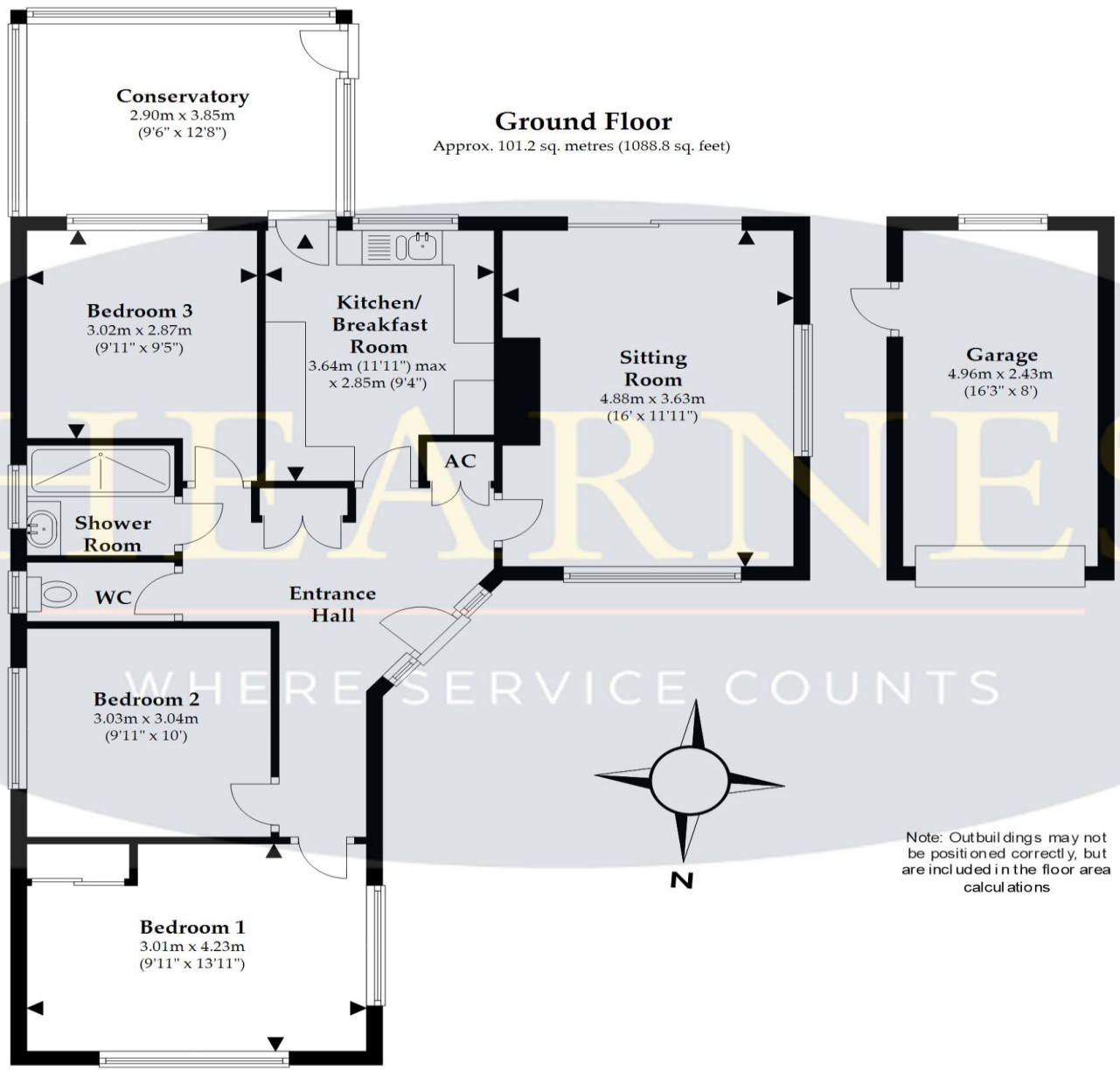
Outside. A tarmac driveway gives off road parking for a number of cars leading to the garage with up and over door. The front garden is laid to shingle with a number of attractive plants and shrubs. Pedestrian gate leads through to the rear garden, having a paved patio area, garden is low maintenance being laid to shingle and to the rear of the garden a summerhouse and garden shed can be found.

This delightful bungalow is set within approximately 1 mile of the shops at the Broadway. Broadstone itself is an extremely popular area with a vast range of shops and cafes and the cosmopolitan centres of Poole and Bournemouth are approximately 5 and 7 miles in distance respectively with Wimborne approximately 4 miles.


COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Note: Outbuildings may not be positioned correctly, but are included in the floor area calculations

 **LJT SURVEYING** Total area: approx. 101.2 sq. metres (1088.8 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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