

**20 Beech Close, Broadstone,
BH18 9NJ**

**£425,000
Freehold**



If you are looking for a project in order to put your own mark on a property then this is just the place! 20 Beech Close has had one owner since being built in 1969 and currently offers spacious, three bedroom accommodation to include an excellent lounge/dining room, kitchen/breakfast room and bathroom. There is a driveway leading to a detached garage and well stocked gardens. The property now requires complete modernisation but can be found in a highly regarded residential location where one will find properties of a much greater value. Key with vendor's Sole Agents.

GLAZED FRONT DOOR Leading to:

SPACIOUS RECEPTION HALL Radiator, cupboard housing electric meter, airing cupboard housing pre-lagged hot water tank, fitted linen shelving and wall mounted Worcester gas boiler, access to loft space

SPACIOUS LOUNGE/DINING ROOM 20' x 12' (6.1m x 3.66m) Three radiators, tiled fireplace with inset gas fire (unlikely to be working), window to side elevation, window to front elevation

KITCHEN/BREAKFAST ROOM 15' x 10' (4.57m x 3.05m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, stainless steel sink unit, gas cooker point, space for fridge/freezer, plumbing for washing machine, radiator, window overlooking rear garden, glazed door to side of property

BEDROOM 1 13' 4" x 12' (4.06m x 3.66m) Radiator, window overlooking rear garden

BEDROOM 2 11' x 9' excluding door recess (3.35m x 2.74m) Radiator, window to front elevation

BEDROOM 3 10' 4" x 9' 8" (3.15m x 2.95m) Radiator, window overlooking rear garden

BATHROOM Suite comprising panelled bath, low level WC, pedestal wash hand basin, half tiled walls, radiator, window to front elevation

OUTSIDE - FRONT Set on a slightly elevated plot in this highly sought after road, the property benefits from a mature front garden which is now in need of some landscaping. There are lawned areas dissected by a pathway leading to the front door. A driveway leads alongside the property to a **DETACHED GARAGE** measuring approximately 16' 10" x 7' 6" with up and over door, light and power and personal side door.

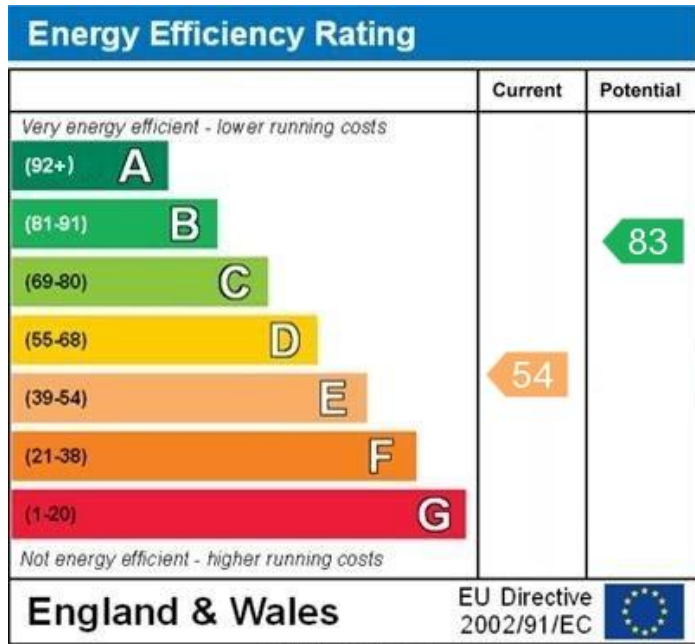
OUTSIDE - REAR The rear garden contains an abundance of mature shrubs and tree life which now requires some landscaping. The plot extends behind the garage into the far corner of the garden. Outside tap.

COUNCIL TAX BAND 'E' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

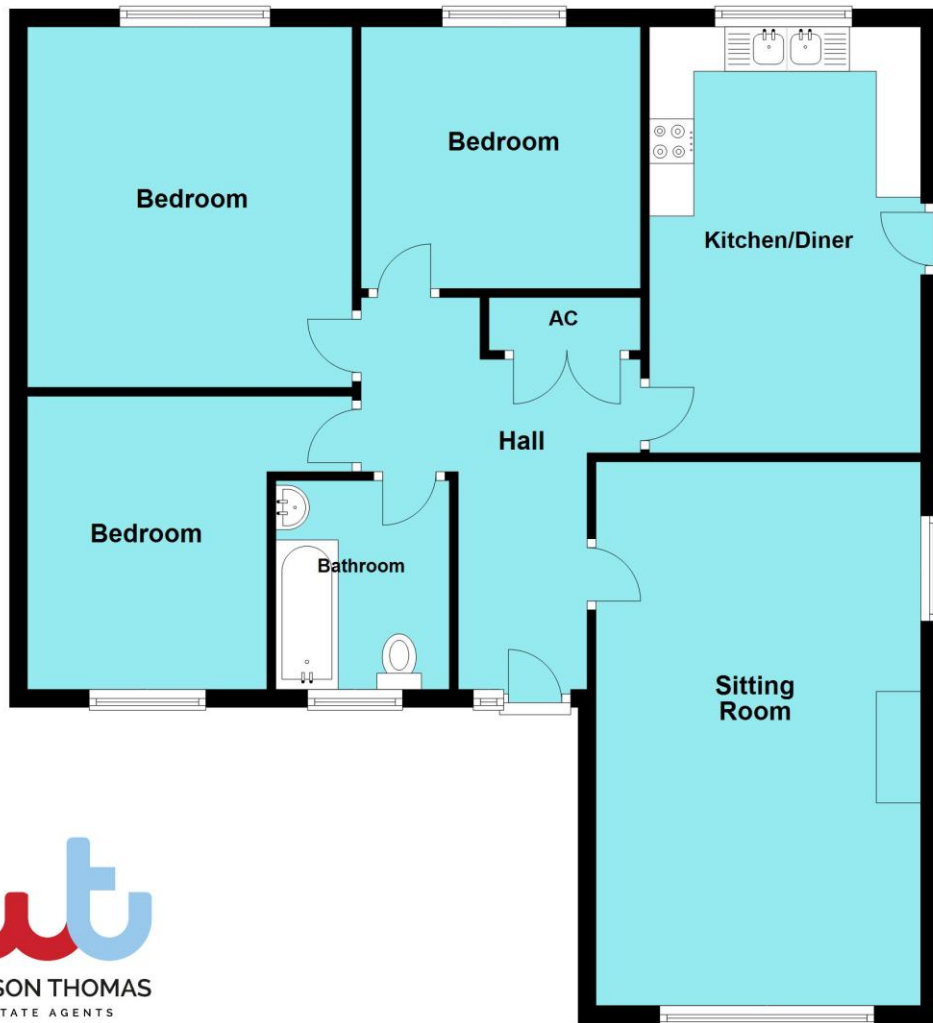


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Total area: approx. 87.0 sq. metres (936.3 sq. feet)

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 or 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.

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