

**34 Steepleton Road, Broadstone,
BH18 8LH**

**£425,000
Freehold**



An exciting opportunity to acquire a spacious, two double bedroom detached bungalow set on this highly sought after road overlooking designated 'green' open space. The property benefits from a kitchen/breakfast room leading out to a conservatory, excellent lounge/dining room, two double bedrooms with built in wardrobes and a well fitted shower room. Additional features include gas fired central heating, double glazing and an integral garage. There is excellent parking including provision for a motor home if required and a good size, well stocked rear garden. Now requiring modernisation, the property is available with No Forward Chain!

- ENTRANCE LOGGIA
- LOUNGE DINING ROOM 18' 6" x 17' 4" (5.64m x 5.28m)
- KITCHEN/BREAKFAST ROOM 18' 4" x 9' 4" (5.59m x 2.84m)
- CONSERVATORY 17' 6" x 10' 8" (5.33m x 3.25m)
- INNER HALLWAY
- BEDROOM ONE 13' x 9' 8" plus built in wardrobe (3.96m x 2.95m)
- BEDROOM TWO 10' 2" x 10' plus built in wardrobe (3.1m x 3.05m)
- SHOWER ROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- INTEGRAL GARAGE
- GOOD SIZE WELL STOCKED GARDEN
- MODERNISATION REQUIRED PROVIDING SCOPE FOR IMPROVEMENT
- NO FORWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

Ground Floor

Approx. 110.8 sq. metres (1192.3 sq. feet)



Total area: approx. 110.8 sq. metres (1192.3 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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