

**2 Keighley Avenue, Broadstone,
BH18 8HR**

**£335,000
Freehold**



Here is an interesting opportunity to acquire a mature, detached, three bedroom bungalow set on a large plot with an unusually large frontage of approximately 70', offering scope for extension, subject to the normal consents being obtained. The property currently comprises entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom, separate WC, whilst externally there are large level gardens together with a detached garage. Now requiring complete modernisation, we recommend early viewing!

COVERED PORCH UPVC double glazed door to:

ENTRANCE HALL Cupboard housing electric meter, access to part boarded loft space via ladder

LOUNGE/DINING ROOM 19' 6" x 12' (5.94m x 3.66m) Radiator, power points, TV point, picture window to front elevation, open serve hatch to kitchen

KITCHEN 11' 6" x 9' (3.51m x 2.74m) Original fitted units and cupboards, enamel single bowl sink unit, gas cooker point, electric cooker panel, space for fridge/freezer, wall mounted Glow Worm gas boiler, window to side elevation, double glazed door to side of property

BEDROOM 1 13' x 10' 10" (3.96m x 3.3m) Radiator, window overlooking rear garden

BEDROOM 2 11' 2" x 10' (3.4m x 3.05m) Radiator, window overlooking rear garden

BEDROOM 3 9' 6" x 8' (2.9m x 2.44m) Radiator, window to side elevation

BATHROOM Suite comprising panelled bath, pedestal wash hand basin, part tiled walls, airing cupboard housing pre-lagged hot water tank and fitted linen shelving, heated towel rail, window to side elevation

SEPARATE WC Suite comprising low level WC, part tiled walls, window to side elevation

OUTSIDE - FRONT The property is set on a large plot with the frontage spanning some 70' or thereabouts. The front gardens are level being laid to lawn with a variety of shrubs, a driveway leads to a **DETACHED GARAGE** measuring approximately 17' 6" x 8' with up and over door, light and power and personal side door. Between the bungalow and the garage a wrought iron gate provides side access to:

OUTSIDE - REAR The large rear garden again has a level lawned area and is bordered by timber panelled fencing, outside tap, greenhouse and a timber garden store.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 15412



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

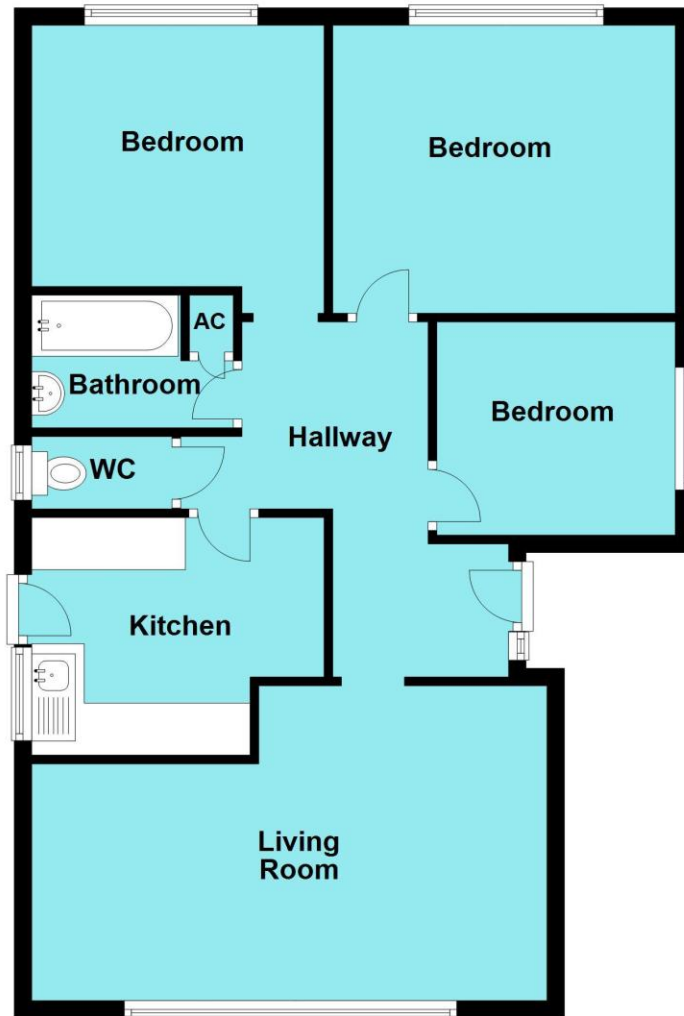


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Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



Total area: approx. 73.9 sq. metres (795.8 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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