



2 Keighley Avenue, Broadstone BH18 8HR

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.

EPC: 57 Council Tax Band: D PRICE: £325,000 Freehold







Key Features

- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- GARAGE
- LARGE GARDEN
- SCOPE FOR IMPROVEMENT
- FAVOURED LOCATION
- SPACE FOR MOTORHOME
- MODERNISATION REQUIRED
- MUST BE VIEWED

The Property

A UPVC double glazed door provides access to the entrance hall which serves all principal rooms. There is an excellent lounge/dining room with a picture window overlooking the front garden and open serve hatch to the adjacent kitchen. The kitchen features the original units from construction in the 1960s and one will also find a wall mounted Glow Worm gas boiler. There is a double glazed door which leads out to the side of the property and the garage.

Two double bedrooms overlook the rear garden, whilst a third bedroom or home office can be found on the side elevation. There is also a bathroom

together with separate WC. It should be noted that the bungalow requires complete modernisation.

Once outside, one will be immediately impressed with the large frontage providing excellent parking and scope for extension if needed. There is a detached garage, whilst the rear garden has a large lawned area, outside tap, greenhouse and timber garden store.



Total area: approx. 73.9 sq. metres (795.6 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 PlanIt.



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	
www.epcau.com			

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.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

