



## 33 Steepleton Road, Broadstone BH18 8LH

An exciting opportunity to acquire a most spacious two double bedroom detached bungalow found in a most sought after location overlooking designated 'green' space and within easy reach of Broadstone village centre.

**EPC: 62 Council Tax Band: D Price: £435,000 Freehold**







## Key Features

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- TWO DOUBLE BEDROOMS
- OVERLOOKING DESIGNATED 'GREEN' SPACE
- LIVING ROOM WITH DINING AREA
- DOUBLE GLAZING
- WELL FITTED KITCHEN WITH APPLIANCES
- FULLY TILED BATHROOM
- SELF-CONTAINED GARDEN ROOM
- SUNNY SECLUDED GARDEN
- GARAGE
- READY TO MOVE IN--NO CHAIN!

## The Property

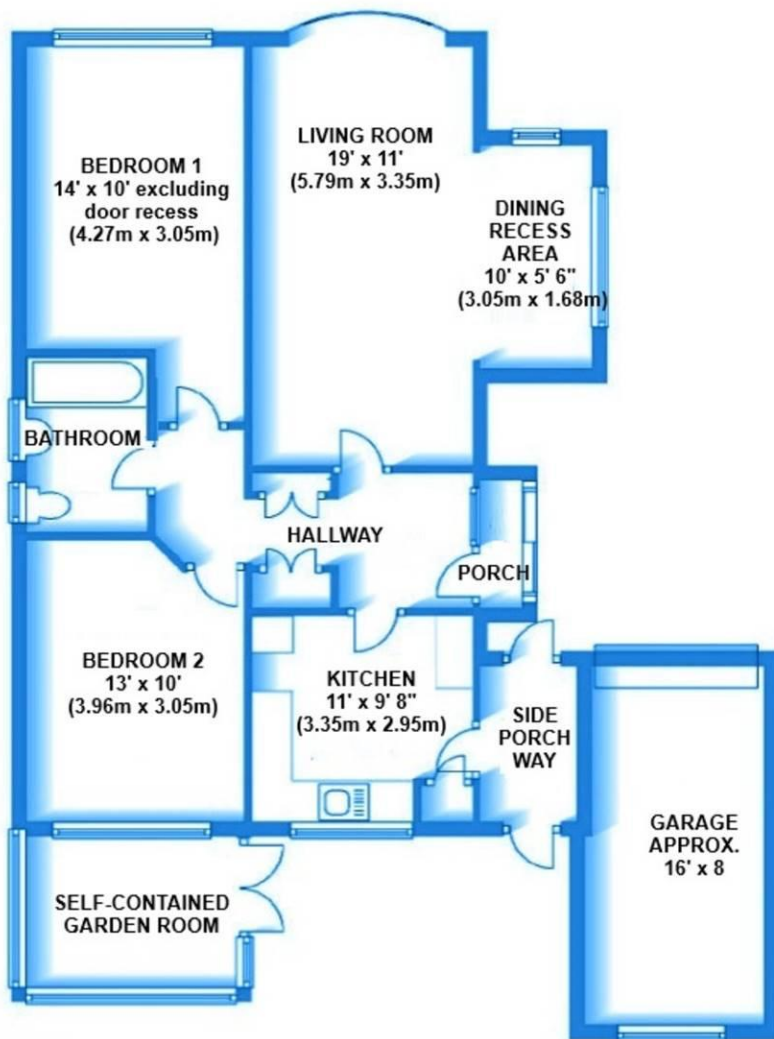
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The property forms part of a continually sought after development of similar bungalows constructed in the 1960s and is quietly situated overlooking an area of designated 'green' space.

Upon entering the property there is a hallway which serves all principal rooms. The excellent living room overlooks the front garden and has the benefit of an additional wide arched area which could be utilised as dining space if desired. The well fitted kitchen comprises a range of appliances together with boiler cupboard. This room overlooks the pleasant south westerly facing secluded rear garden. From the kitchen a glazed panelled door leads to a most useful side

porchway with doors to the front and rear.

There is excellent storage in the hallway including an airing/linen cupboard together with access hatch to the loft space. Two double bedrooms, together with a fully tiled bathroom complete the picture. Once in the delightful rear garden, there is a self-contained garden room adjacent to the property, whilst the remainder of the garden has a level lawned area bordered by a variety of shrubs and timber panelled fencing. Timber garden store, external power supply and outside tap. An excellent driveway provides parking and continues to the attached garage which has a metal up and over door, together with an internal measurement of approximately 16' x 8'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>			

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.

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