



26 Anvil Crescent, Broadstone BH18 9DY.

Situated on a generous corner plot is this two bedroom detached bungalow offering great potential and offered for sale with No Forward Chain.

EPC: 67 Council Tax Band: D Price: £399,950 Freehold

 **2**  **1**  **1**





Key Features

- GOOD SIZE LOUNGE/DINER WITH BAY WINDOW
- TWO DOUBLE BEDROOMS
- SUN ROOM
- UPVC DOUBLE GLAZING
- GAS FIRED HEATING WITH MODERN BOILER
- NO FORWARD CHAIN
- GENEROUS CORNER PLOT
- DRIVEWAY & GARAGE
- LEVEL WALK TO BROADSTONE HIGH STREET
- SCOPE TO EXTEND AND IMPROVE (STPP)

The Property

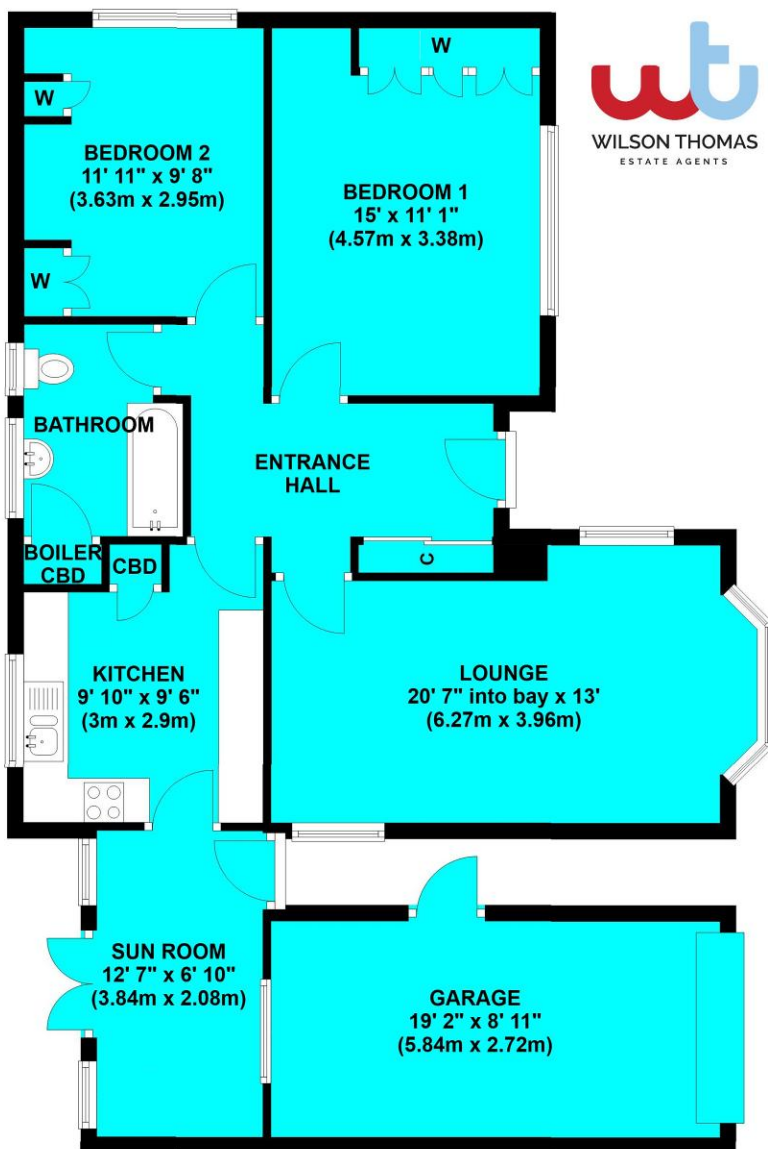
Situated in a quiet, convenient and established location is this two double bedroom detached bungalow situated on a generous corner plot. The property is within a level walk of the bustling high street, nearby bus routes and popular schooling for all age groups.

As with neighbouring properties in the road there is potential to extend to both the ground and first floor, subject to planning permission, or equally the bungalow will appeal to those buyers looking for a retirement property in a sought after location.

The accommodation comprises of a reception hall with a loft hatch giving access to a partly boarded roof space and a good size lounge/diner with bay

window to the front aspect. The kitchen enjoys an outlook over the garden and extends to a sun lounge, again with access to the back garden. There are then two double bedrooms and a bathroom.

A driveway provides off road parking for two vehicles and leads to the garage and a covered side passage leads to the sun room. The front garden has been predominantly laid to lawn with established borders and extends to the right hand side of the bungalow where wrought iron gates. The rear garden again has been laid to lawn with established borders, soft fruit trees and is enclosed predominantly by timber panelled fencing.



Total area: approx. 98.2 sq. metres (1057.5 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 and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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