



25 Cotton Close, Broadstone BH18 9AJ

Offered for sale with no forward chain is this individual, three double bedroom detached bungalow, situated in a sought after location and approximately half a mile from the centre of Broadstone.

EPC: 62 Council Tax Band: F Price: OIEO £450,000 Freehold

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Key Features

- NO FORWARD CHAIN
- GENEROUS LIVING ROOM
- THREE DOUBLE BEDROOMS
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- SCOPE TO IMPROVE & EXTEND (STPP)
- DRIVEWAY
- GENEROUS GARAGE/WORKSHOP

The Property

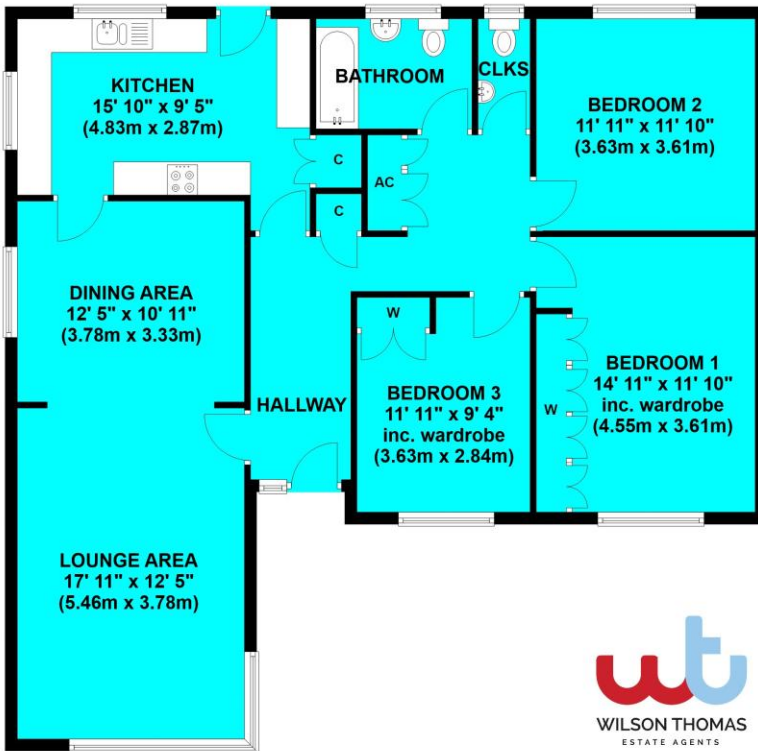
Situated in this ever popular location is this three double bedroom detached bungalow. The property is conveniently located close to popular schooling for all age groups and just a short walk to bus services and Broadstone's bustling high street. Also within close proximity is excellent dog walking and road links to the larger centres of Poole and Wimborne.

The accommodation comprises of a reception hall leading to a large lounge/dining room measuring nearly 30' in length and having dual aspect windows. To the rear of the property is the kitchen, again with dual aspect windows, and access to the rear garden. From the main hallway two steps lead up to an inner hall and the bedroom accommodation where there are three

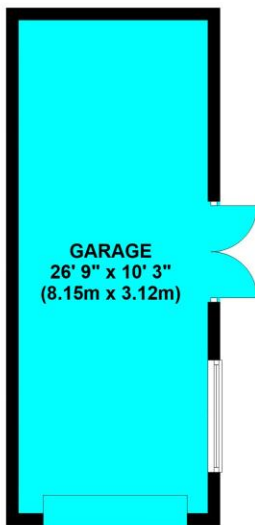
double bedrooms, a bathroom and separate WC.

The front garden is well established with lawn and shrubs and a tarmac driveway provides off road parking and leads to the integral garage with electric up and over door. The garage has power and light, UPVC double glazed door and window to the side aspect and was used by the previous owner as a work area. Access can be gained down the side of the property and leads to the rear garden where there is a raised paved patio area enclosed by a low brick wall, stepping down to an area of lawn where there is a shed and greenhouse. The garden is enclosed by panelled fencing and there are a number of mature shrubs and trees.

Ground Floor
Approx. 112.5 sq. metres (1211.4 sq. feet)



Lower Ground Floor
Approx. 25.5 sq. metres (275.0 sq. feet)



Total area: approx. 138.1 sq. metres (1486.4 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		73 C
55-68	D	62 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.

Broadstone Office

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

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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ESTATE AGENTS