



8 Fairview Drive, Broadstone, Dorset BH18 9AP

Guide Price £424,950 Freehold

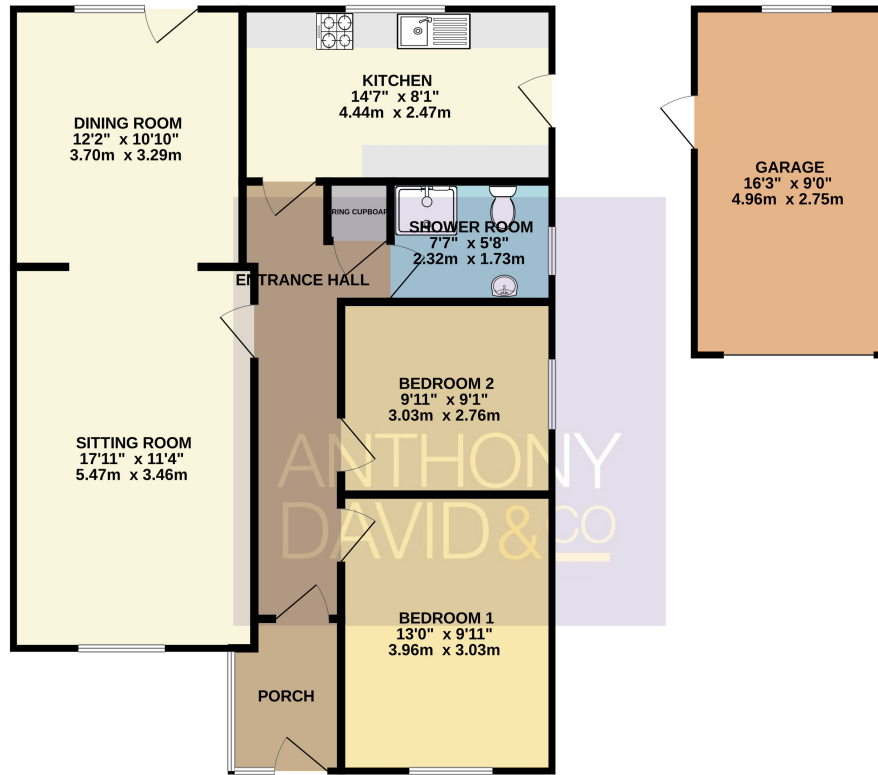
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**\*\* NO FORWARD CHAIN \*\*** This superb detached bungalow is conveniently situated on this residential road in Broadstone within close proximity of Broadstone Parade with its array of local shops, eateries, bars and leisure centre. Broadstone Golf Course is also close to hand. The property would benefit from cosmetic updating and offering versatile living, internal viewing is highly advised to not only appreciate its location but the property's full potential. The accommodation on offer comprises: sitting room, dining room, two bedrooms and shower room. Externally the property boasts a Southerly aspect garden being mainly laid to lawn with sun patio. To the front there is a further well maintained garden, driveway providing ample off road parking which in turn leads to a garage. Further features of this little gem include: feature fireplace to lounge, gas central heating and UPVC double glazing. Nearby Schools - Broadstone First and middle, Corfe Hills Secondary and both Poole and Parkstone Grammar Schools.

**ANTHONY  
DAVID & CO**



**GROUND FLOOR**  
997 sq.ft. (92.6 sq.m.) approx.



- Entrance Hall 20' 7" x 6' 7" (6.27m x 2.01m) max
- Sitting Room 17' 11" x 11' 4" (5.46m x 3.45m)
- Kitchen 14' 7" x 8' 1" (4.45m x 2.46m)
- Dining Room 12' 2" x 10' 10" (3.71m x 3.30m)
- Bedroom One 13' 0" x 9' 11" (3.96m x 3.02m)
- Bedroom Two 9' 11" x 9' 0" (3.02m x 2.74m)
- Shower Room 7' 7" x 5' 8" (2.31m x 1.73m)
- Garage 16' 3" x 9' 0" (4.95m x 2.74m)
- Garden Southerly aspect
- Driveway Ample off road parking
- Council Tax Band D

TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.