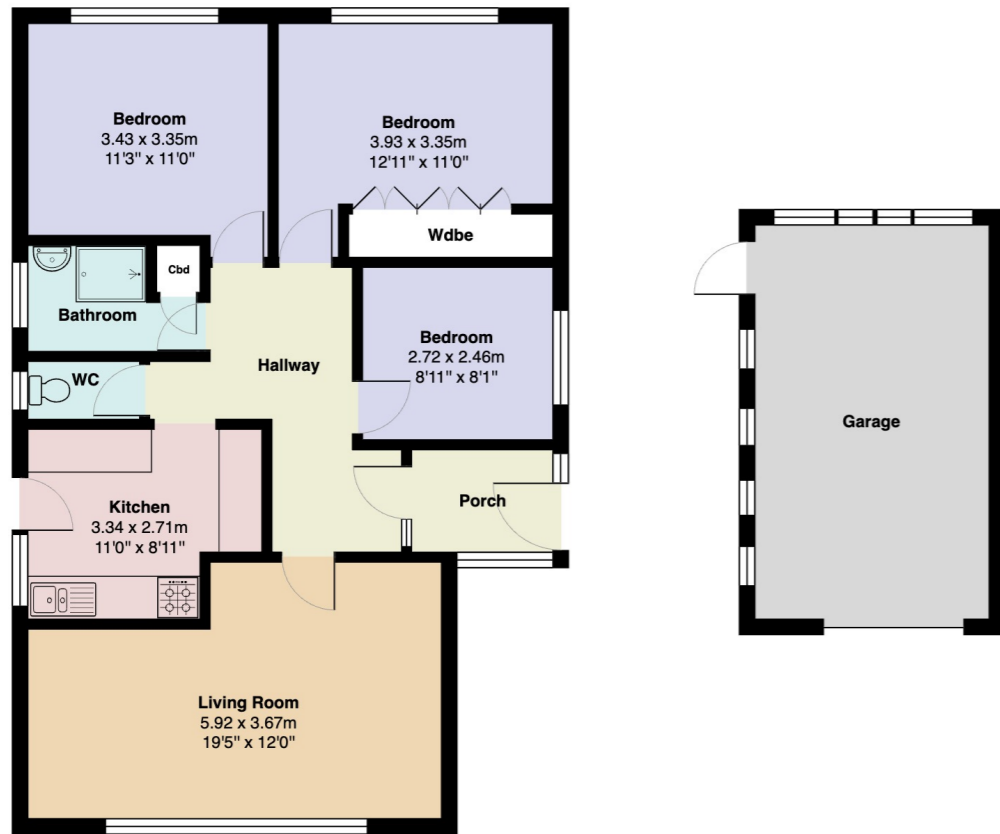




LINKHOMES
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Total Area: 79.7 m² ... 858 ft² (excluding garage)
All measurements are approximate and for display purposes only



6 Keighley Avenue, Broadstone, Dorset, BH18 8HR
Offers in Excess of £350,000

**** PROCEEDABLE BUYERS ONLY ** PERFECT RENOVATION PROJECT ** NO FORWARD CHAIN **** Link Homes Estate Agents are pleased to present for sale this three bedroom detached bungalow in the popular Broadstone location. This property offers an array of standout features including three bedrooms with bedroom one offering built-in wardrobes and drawers, a separate lounge with a gas feature fireplace, a separate kitchen with side access leading to the gardens, a two-piece bathroom suite with a separate toilet, an Easterly-facing garden, a single garage with power and lighting and a block-paved driveway for multiple vehicles. This is a must-view to fully appreciate the location and accommodation on offer!

Keighley Avenue is situated in the much-desired Broadstone location and Broadstone High Street is just a short walk away which offers a range of useful amenities. Few of which include a number of pubs, restaurants, bars, Marks & Spencers, Tescos Express, Costa Coffee, The Broadstone Leisure Centre, Patisserie Mark Bennett and many others. Local schools include Parkstone Grammar School which is 0.7 miles away, Broadstone First School and Broadstone Middle School which are 1.4 miles away. There are plenty of woodland, greenery areas and the recreation ground making the area great for keen walkers. Broadstone sits centrally between Wimborne and Poole with Bournemouth also just a short drive away. A truly great location.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Porch

Ceiling light, double-glazed UPVC single door to the side aspect, double-glazed UPVC windows to the front aspect and carpeted flooring.

Hallway

Ceiling light, loft access, thermostat, smoke alarm, double-glazed UPVC frosted door to the side aspect, telephone line, consumer unit, radiator, power points and carpeted flooring.

Kitchen

Ceiling light, double-glazed UPVC frosted door to the side aspect, double-glazed UPVC window to the side aspect, wall and base mounted units, one and a half bowl stainless steel sink with drainer, four-point gas hob, overhead extractor fan, integrated oven, combi boiler, space for an undercounter fridge, space for an undercounter freezer, space for a washing machine, integrated dishwasher, power points, tiled splashback, radiator, breakfast bar and vinyl flooring.

Living Room

Coved ceiling, ceiling lights, wall lights, double-glazed UPVC window to the front aspect, radiator, power points, feature gas fireplace, television point and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, double-glazed UPVC window to the rear aspect, built-in wardrobes and drawers, radiator, power points and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling lights, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.



Bedroom Three

Coved ceiling, ceiling lights, double-glazed UPVC window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Ceiling light, double-glazed UPVC frosted window to the side aspect, fully-tiled, enclosed double shower, pedestal sink, heated towel rail, airing cupboard with a radiator and vinyl flooring.

Toilet

Ceiling light, double-glazed UPVC frosted window to the side aspect, toilet, partially-tiled and vinyl flooring.

Outside

Garden

Laid to lawn, surrounding fences, surrounding shrubbery, concrete path, side access, single garage with power and lighting.

Driveway

Block-paved driveway for multiple vehicles, laid to lawn, surrounding shrubbery, brick-built wall and fences.

Useful Information

Agent's Notes

Tenure: Freehold

EPC: D

Council Tax Band: D - Approximately £1,683.23 per annum

Stamp Duty

First Time Buyer: £0

Moving Home: £5,000

Additional Property: £15,500

