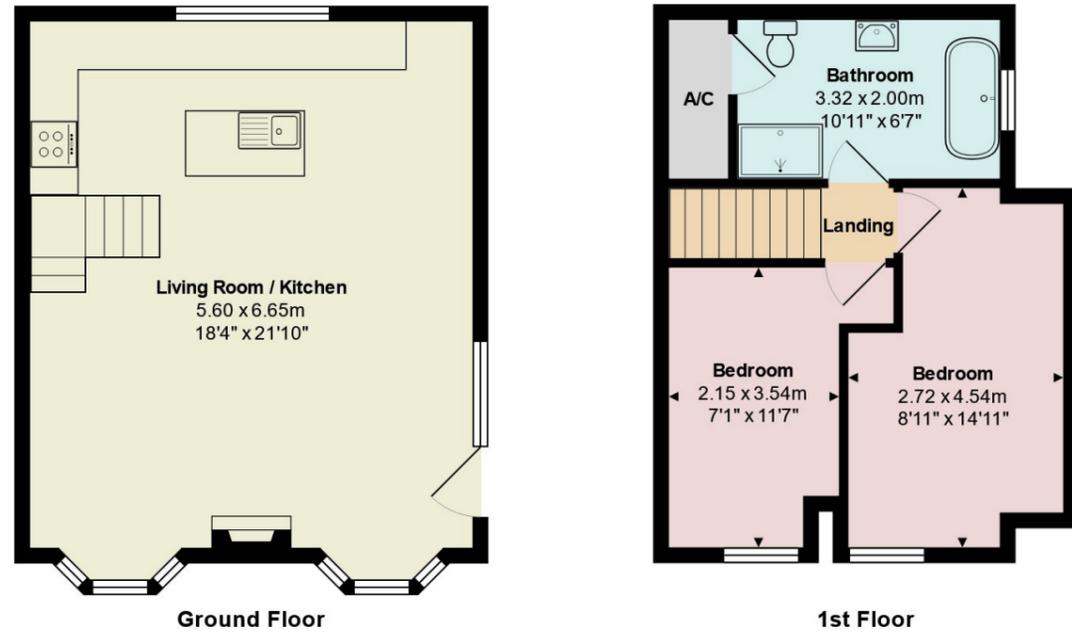


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2A Insley Crescent, BROADSTONE, BH18 9EA



Total Area: 67.0 m² ... 721 ft²

All measurements are approximate and for display purposes only



2a Insley Crescent, Broadstone, Dorset, BH18 9EA
Guide Price £325,000

**** NO FORWARD CHAIN **** Link Homes Estate Agents are delighted to present for sale this two bedroom detached house, situated in the much-desired and residential area of Corfe Mullen. Benefitting from an array of fine features including a sociable and open-plan kitchen/living room with a gorgeous feature wood burner with Purbeck stone surround, two bright & airy bedrooms with bedroom two offering eaves storage space, a stylish four-piece bathroom suite on the first floor with an airing cupboard, a low maintenance private and rear garden and a shingle driveway with parking for two vehicles. This is a must-view to appreciate the desirable and respected position of the property!

Insley Crescent sits centrally between the much-desired Corfe Mullen and Broadstone Locations. Corfe Mullen offers an array of useful amenities and attractions such as The Lambs Green Inn, two Co-op's, Taj of Corfe Mullen, Harlees Fish & Chips, Jim's Cheesecakes, the Corfe Mullen 'Rec' and BH Live Active. Broadstone High Street also offers an array of useful amenities which include, M&S food hall, Tesco Extra, The Junction Sports Club, Coffee shops, bars and the prestigious Broadstone Golf Club. Rushcombe First School, Springdale First School, Lockyers Middle School and Corfe Hills School are all located close by. 0.7 miles away from the property you can find the 'View Point' with beautiful views across Poole and dog walks through Upton Heath. Nearby you can also find Wimborne Town Centre and its popular bars and restaurants. Also benefitting from access to the A31 via Lake Gates roundabout with the commute to London taking approximately 2 hours, 30 minutes. 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

Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, UPVC double glazed bay windows to the front aspect, dual aspect UPVC double glazed window to the side and rear, UPVC double glazed single door to the side aspect, cupboard with the consumer unit enclosed, feature wood burner with stone mason fireplace surround, carbon monoxide alarm, under stairs storage, power points and solid oak flooring.

Kitchen

Smooth set ceiling, downlights, smoke alarm, wall and base fitted units, underfloor heating, integrated low level fridge, integrated dishwasher, island with space for bar stools, stainless steel sink with mixer tap, granite work tops, space for a washing machine, space for a low level freezer, integrated wine rack, four point induction hob with integrated oven and stainless steel extractor fan, power points, thermostat and tiled flooring.

First Floor

Landing

Smooth set ceiling, smoke alarm, downlight, wooden balustrades, wooden framed Velux style window to the side aspect and carpeted flooring.

Bedroom One

Smooth set ceiling, downlights, UPVC double glazed windows to the front aspect, electric radiator, power points and laminate flooring.



Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, electric radiator, power points, eaves storage and laminate flooring.

Bathroom

Smooth set ceiling, downlights, wooden Velux style window to the side aspect, free standing bath with feature tap, wall mounted sink, wall mounted mirror with feature lighting, toilet, airing cupboard, a single enclosed waterfall shower with a seat and recess shelving, underflooring heating and tiled flooring.

Outside

Garden

Laid to patio, surrounding wooden fences, outside tap, wood store, shingle area, and a tree.

Driveway

Shingle driveway with parking for two vehicles, outside light, surrounding wooden fences and a hedge.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: A - Approximately £1805.41 per annum.

Stamp Duty

First Time Buyer: £1,250
Moving Home: £6,250
Additional Property: £22,500