



6 Steepleton Road, Broadstone, Poole, BH18 8LH

**£445,000**

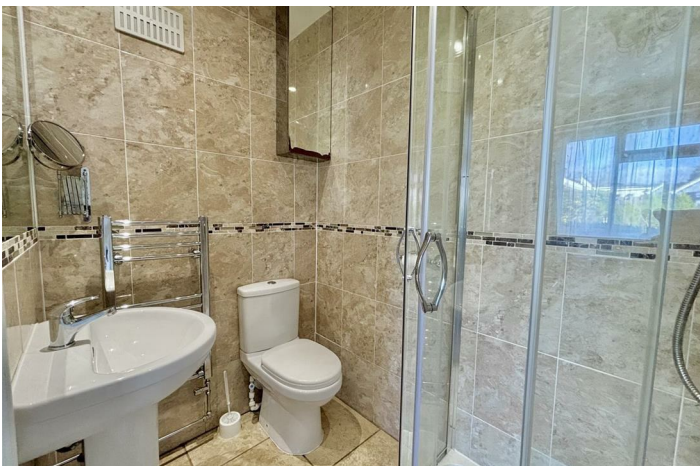
- Detached Bungalow
- Sizeable Lounge/Diner
- Southerly Rear Garden
- Office/Study Room
- Popular Location
- Two Double Bedrooms
- Small Garage/Store
- Spacious Driveway
- GCH/UPVC Double Glazing
- No Forward Chain!

# 6 Steepleton Road, Broadstone BH18 8LH

No Forward Chain! We are delighted to offer to sale this well presented two bedroom detached bungalow, situated in a popular location within Broadstone. Benefitting from a driveway, garage and south facing rear garden.



Council Tax Band: D

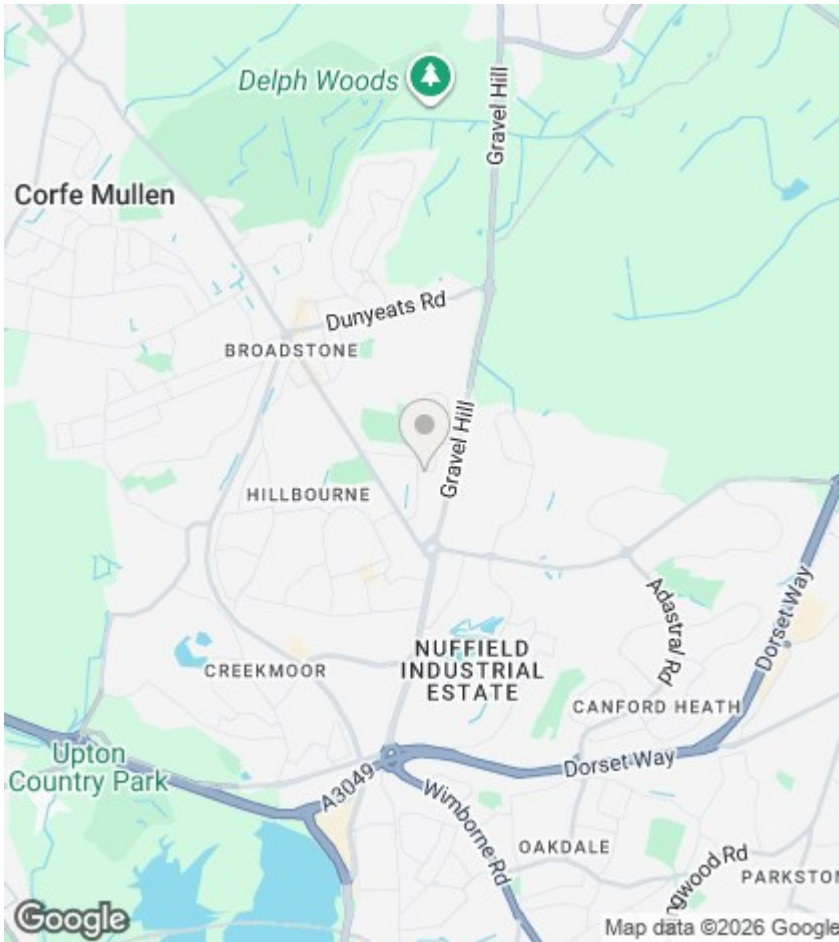


## STEEPLETON ROAD

Situated within a popular position in Broadstone, the property comprises two double bedrooms both of which contain in built storage, one boasting an ensuite, an updated kitchen, bathroom and a large lounge/diner with pleasant views onto the sizeable southerly facing rear garden.

If desired, we believe this property has huge scope for extension (subject to planning) with further benefits to include; a spacious driveway for multiple cars, small garage/store, an office/study room, gas central heating and UPVC double glazing.

Offered for sale with no onward chain, this property is sure to attract high levels of interest. Please contact our Upton branch to arrange a viewing at your earliest convenience.



### Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

