



27 Twin Oaks Close, Broadstone BH18 8JE

A four bedroom detached family home with two reception rooms and a double garage situated in this established and popular development and offered for sale with the benefit of no forward chain.

EPC: 64 Council Tax Band: E Price: £475,000 Freehold

 **4**  **2**  **2**





Key Features

- NO FORWARD CHAIN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- EN-SUITE SHOWER ROOM
- KITCHEN AND UTILITY ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- BLOCKED PAVED DRIVEWAY
- DOUBLE GARAGE
- QUIET LOCATION

The Property

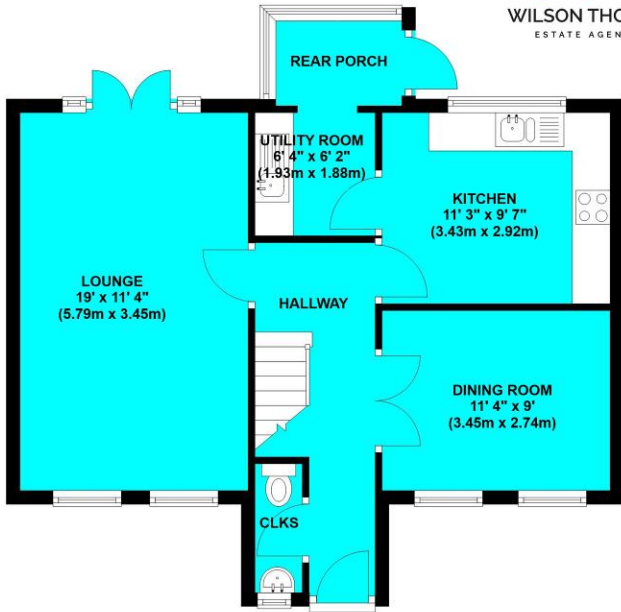
This four bedroom family home is situated in a popular and established location within easy reach of Pocket Park for dog walking and the bustling High Street.

The property was constructed by well known house builder Bryant Homes just over 35 years ago and it is situated in a quiet "tucked away" position. The property is now in need of updating but offers a great opportunity for those buyers wishing to put their "own stamp" on a home.

The accommodation comprises of an entrance hall with a cloakroom, a lounge with French doors to the rear garden, dining room and a kitchen leading to a utility room and rear porch. A gallery landing leads to four bedrooms where there is an en-suite shower room and a bathroom.

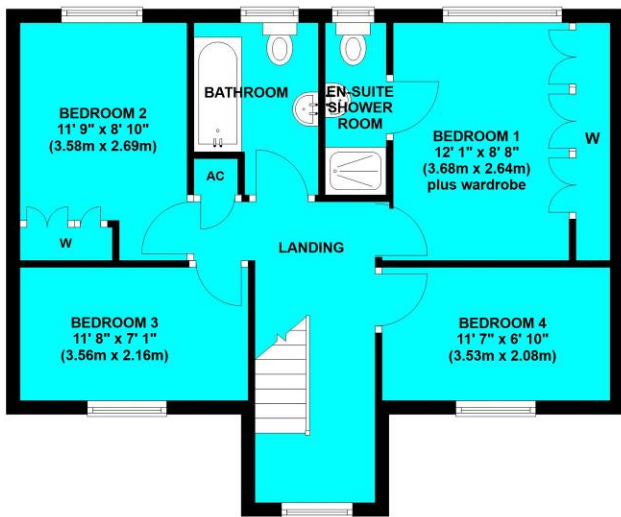
A block paved driveway leads to a double garage and there are established front and rear gardens.

Ground Floor
Approx. 53.0 sq. metres (570.4 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



Total area: approx. 103.5 sq. metres (1114.2 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 | | 70 C |
| 55-68 | D | 64 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.

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