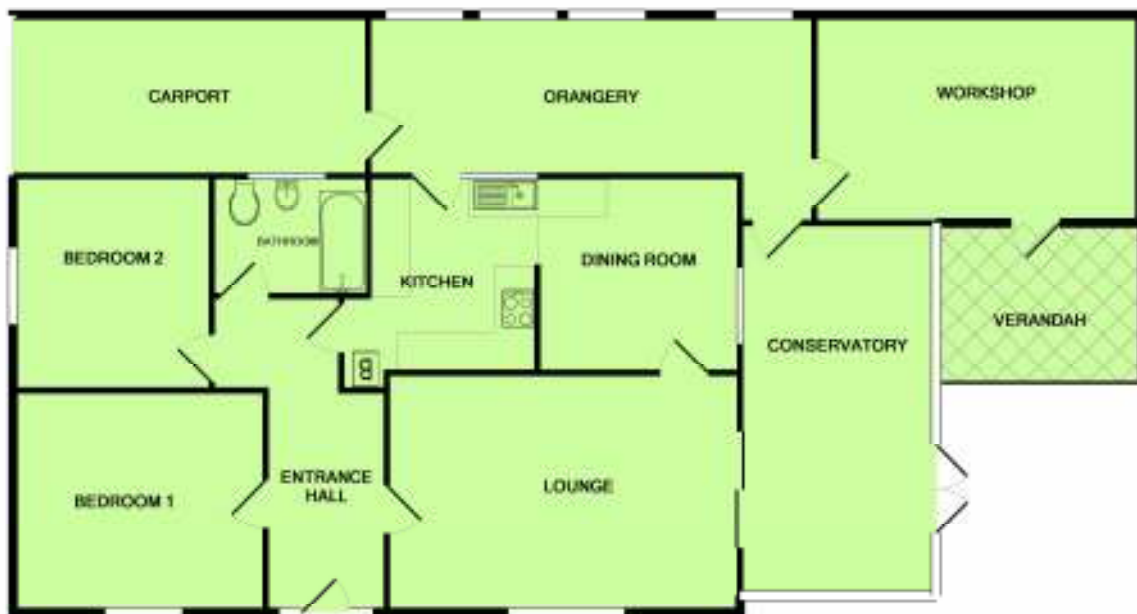


16 Higher Blandford Road
Broadstone BH18 9AG

Price **£379,950** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED WITHIN CLOSE PROXIMITY TO BROADSTONE VILLAGE BENEFITTING FROM WELL PRESENTED ACCOMMODATION THROUGHOUT, ORANGERY AND NO FORWARD CHAIN.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plans, windows, doors 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.
Made with Blueprints 2007/8



- * ENTRANCE HALLWAY 10'4" x 6'7"**
- * LOUNGE 18'2" x 11'8"**
- * KITCHEN/DINING ROOM 19'6" x 10'3"**
- * CONSERVATORY 19'10" x 8'6"**
 - * ORANGERY 23'6" x 8'**
- * MASTER BEDROOM 13' x 11'7"**
- * GUEST BEDROOM 11'1" x 10'2"**
- * FAMILY BATHROOM 8' x 6'6"**
 - * DRIVEWAY PARKING**
 - * CAR PORT 19'11" x 9'5"**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hallway which has wood effect flooring, telephone point and loft access via a hatch. The light and airy lounge has window to front aspect, TV point and sliding patio doors leading through to the conservatory which has tiled flooring, access into the orangery and double opening doors leading to the rear garden. The kitchen/dining room has windows to side and rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, nest of four drawers, cupboard housing wall mounted boiler, one and a quarter single sink with drainer and mixer tap and a number of integrated appliances to include fridge, freezer, dishwasher, washing machine, oven, four ring gas hob and extractor fan over. From the kitchen, there is access into the orangery which has personal timber door leading through to the car port.

The master bedroom has window to front aspect, telephone point and a range of fitted wardrobes. The guest bedroom has window to side aspect and a range of fitted wardrobes. The family bathroom has two frosted windows to rear, part tiled walls, low level WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower attachment over.

The front of the property is predominantly laid to lawn with mature shrub and timber fence borders. The private side garden is laid to shingle with a further area laid to decking and access into the conservatory. The driveway provides off road parking for a number of vehicles in turn leading to the car port.

**DIRECTIONS:**

From Broadstone Centre proceed to the Clarendon Road roundabout and take the third exit into Higher Blandford Road. The property will be found a short way along on the corner of Fairview Crescent.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

Energy Performance Certificate

16, Higher Blandford Road, BROADSTONE, BH18 9AG

Dwelling type: Detached bungalow	Reference number: 8568-7927-5020-3600-7922
Date of assessment: 20 March 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 March 2018	Total floor area: 78 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,031
Over 3 years you could save	£ 417

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 165 over 3 years	
Heating	£ 1,440 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 261 over 3 years	£ 168 over 3 years	
Totals	£ 2,031	£ 1,614	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 177
2 Low energy lighting for all fixed outlets	£45	£ 144
3 Solar water heating	£4,000 - £6,000	£ 93

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1136