



£500,000 Offers In Excess Of

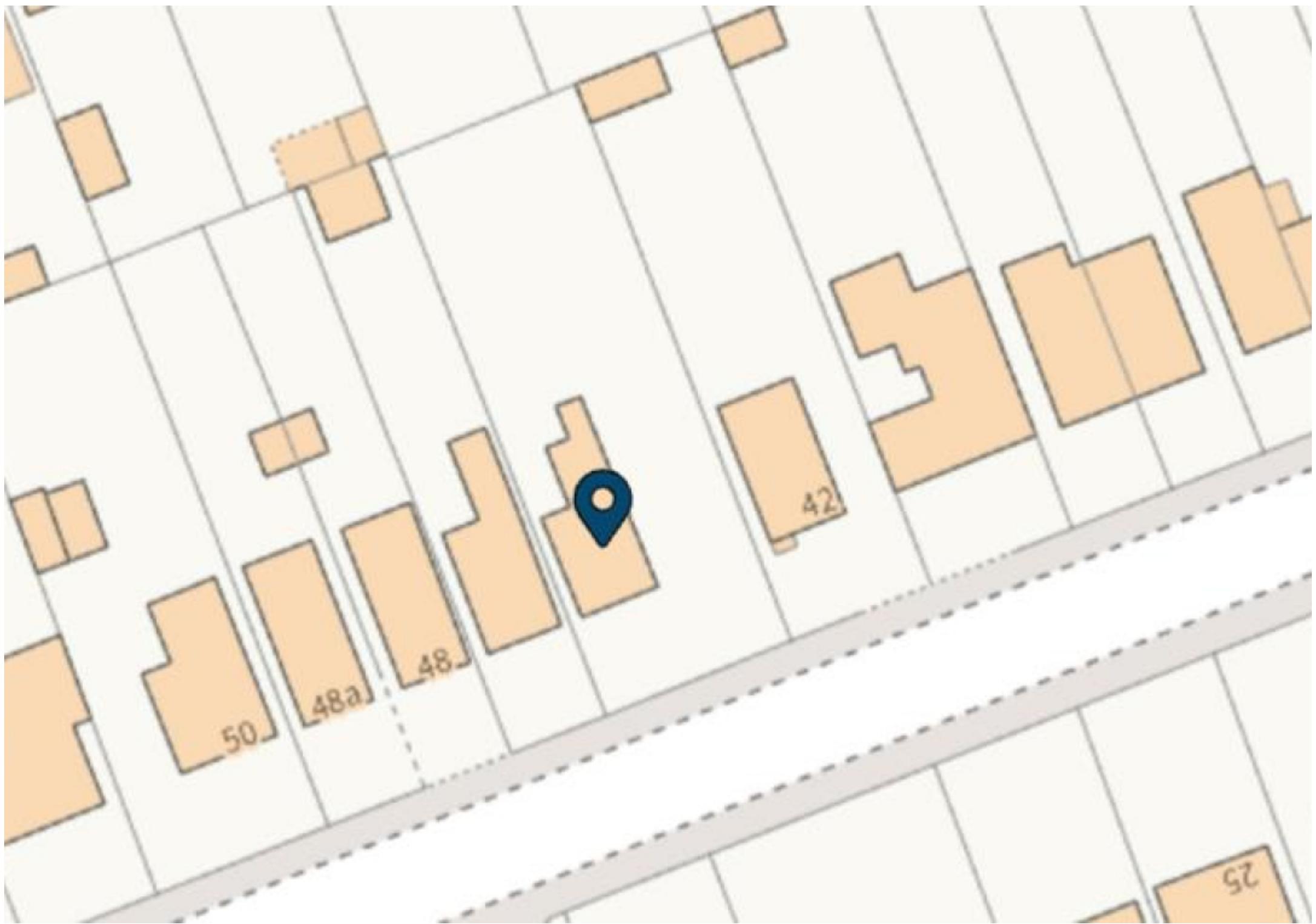
Clarendon Road, Broadstone, Poole

Detached House | 3 Bedrooms | 1 Bathroom

01202 289000

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# Step Inside

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## Key Features

- 3 Bedroom Detached House
- Refurbishment Project
- Potential Building Plot (Subject to consent)
- Scope to Improve and Extend.
- Large Wrap Round Garden
- 2 Reception Rooms
- Large Kitchen
- Family Bathroom, GF WC
- NO CHAIN
- BCP Council Tax Band E
- EPC rating E

## Property Description

**\*\* Guide Price £500,000 - £550,000 \*\***

The property is being sold on an unconditional basis. Offers subject to planning permission or option agreements will not be considered.

A rare opportunity to acquire this property, which is coming to the open market for the first time in since it was built. Offered for sale as a probate instruction, with probate already granted and no forward chain, this three bedroom detached home occupies a generous plot on a well regarded road, within easy reach of Broadstone High Street and its excellent range of shops, cafés and local amenities.

The house now presents purchasers with a genuine blank canvas and the opportunity to create a bespoke home tailored to modern living requirements. The existing accommodation comprises a spacious reception hall, two reception rooms, a kitchen, and an understairs WC to the ground floor. Upstairs are three well proportioned bedrooms and a family bathroom.

A particular feature of the property is the size and proportions of the plot. The grounds offer clear scope for significant enhancement of the existing dwelling, subject to the necessary consents.

Furthermore, the width and layout of the site lends itself to the creation of a separate building plot, again subject to the relevant planning permissions, making this an appealing proposition.

The gardens wrap around the property, with the side garden offering obvious development potential. The rear garden has become slightly overgrown and is enclosed by mature hedgerow with two garden sheds. The house is set back from the road, providing a degree of privacy with the front garden offering potential to create off road parking, subject to the necessary permissions and consents.

With its prime Broadstone location, substantial plot and significant scope for improvement, this is a compelling opportunity to transform a long held family home into a substantial and impressive residence befitting its position.

## Main Particulars

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Council Tax Band: E

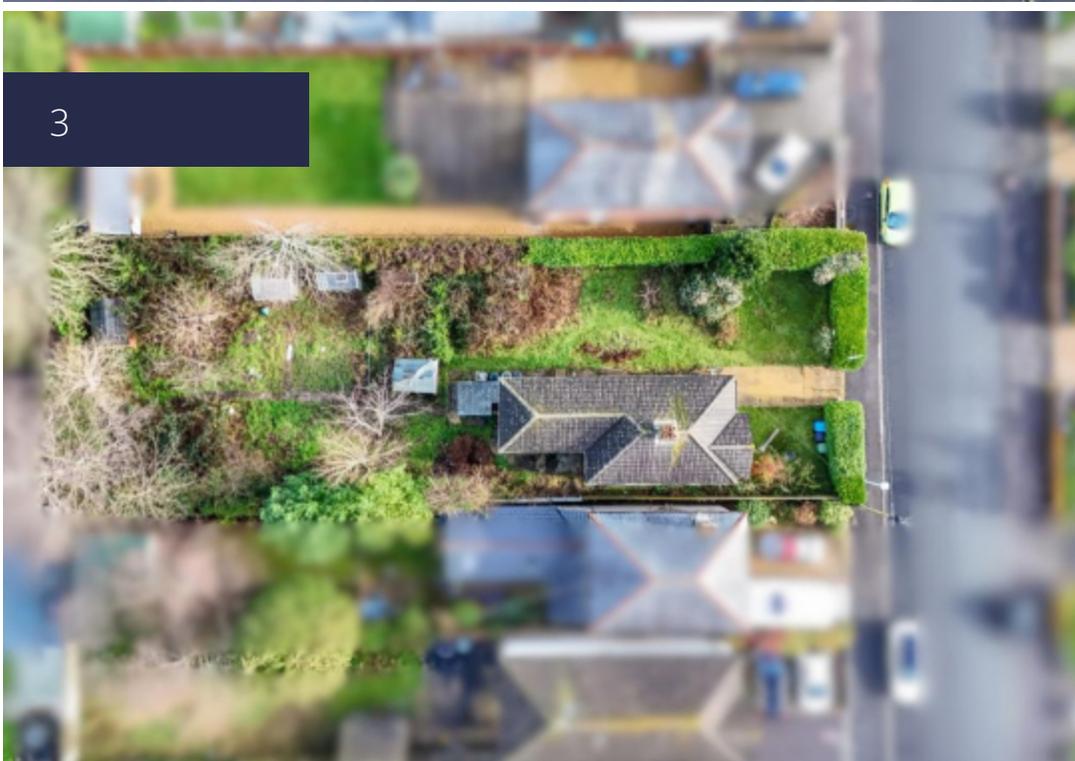
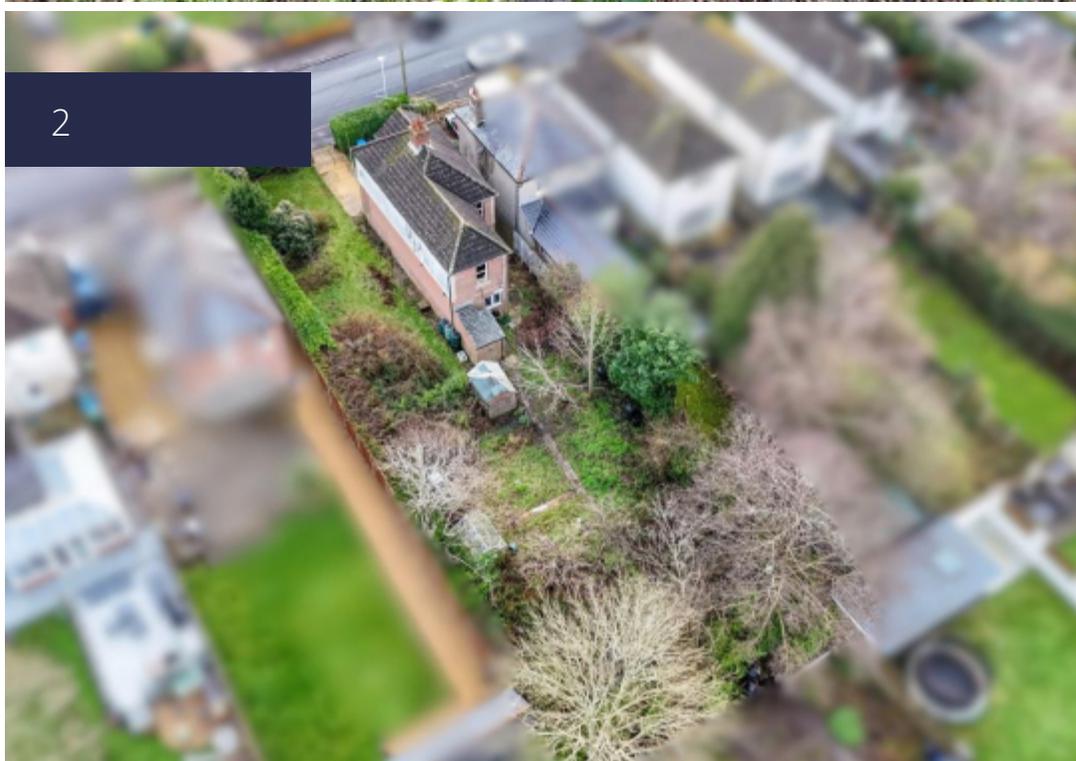
Tenure: Freehold

Broadstone is a highly sought-after residential area located between Wimborne Minster and Poole, having a welcoming village feel, excellent local amenities and strong sense of community. The centre offers a good selection of shops, cafés and everyday facilities, together with well-regarded schools and leisure options.

The area is surrounded by attractive heathland and countryside walks, while the nearby towns of Poole, Wimborne and Bournemouth provide a wider range of shopping, dining and coastal attractions.

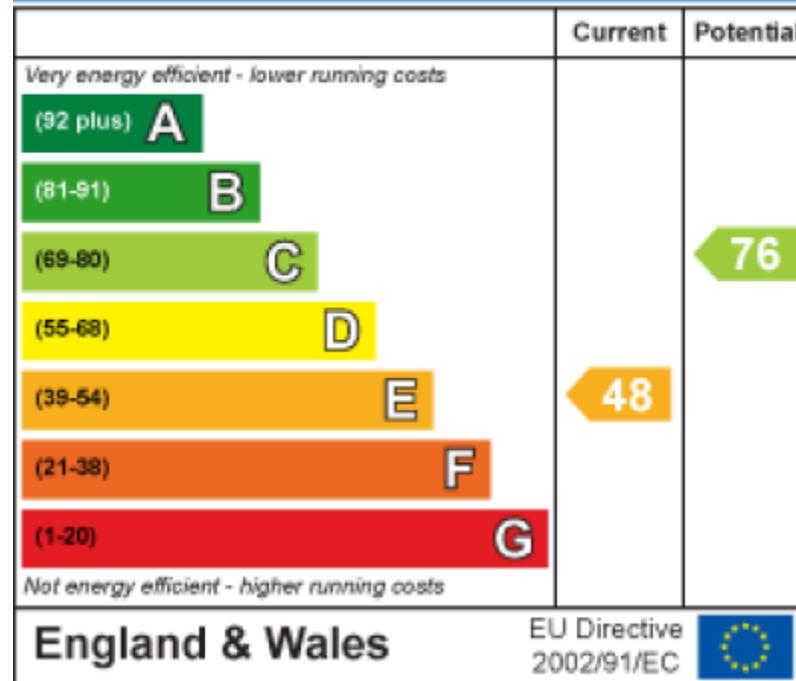
Transport Links

Broadstone enjoys convenient access to the A31 and A35, connecting to Southampton, the M27 and the wider Dorset region. Mainline rail services to London Waterloo run from nearby Poole and Bournemouth, and Bournemouth Airport is also within easy reach.





## Energy Efficiency Rating



Telephone: 01202 289000

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