



40 ANVIL CRESCENT
BROADSTONE
Dorset, BH18 9DZ

£1,600 PCM

[goadsby.com](https://www.goadsby.com)

A DETACHED BUNGALOW WITH DRIVEWAY, GARAGE AND GARDEN

- Recently Refurbished
- Three Bedroom Bungalow
- Offered Unfurnished
- Driveway Parking & Garage
- EPC Rating: Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	62	76
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		62	76

Reference: 1076638

Deposit Amount - £1,846.15
Council Tax Band - E

Furnishing: Unfurnished

Heating Type: Gas Central Heating

Parking: Driveway Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

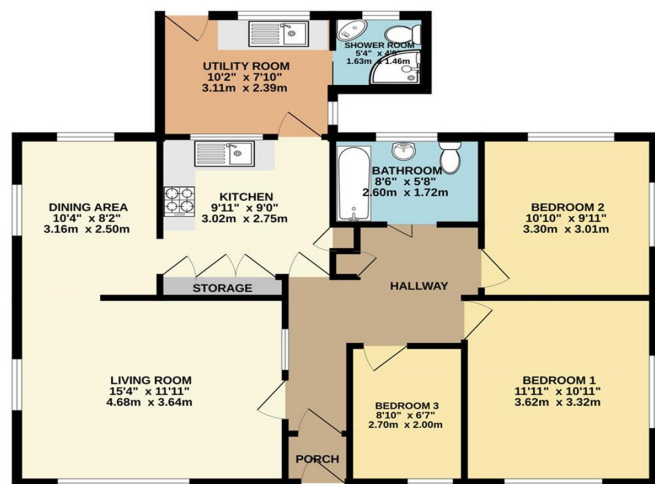
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

A recently refurbished three bedroom detached bungalow in Broadstone with driveway parking and garage set on a corner plot with a generous garden. The property is offered unfurnished and benefits from two bathrooms.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE. Made with Mergin 02024

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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