

**Alderney Avenue
Poole, BH12 4LF**



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Alderney Avenue, Poole, BH12 4LF

FREEHOLD PRICE £350,000

First time to the market since it was built in the 1950's and sold with no forward chain. A spacious 2 double bedroom. 2 reception room detached bungalow with a good sized conservatory, garage, and completely private rear garden. Set in a well-regarded avenue and offering potential for further extension (subject to planning) modernisation and personalisation. Benefiting from gas central heating and double glazing. The property offers off road parking to the front and fully enclosed private, level rear garden has an array of established trees, shrubs and plants.

- 2 bedroom detached bungalow set in a well-regarded avenue
- Nestled into a lovely sunny plot with a 50' private rear garden
- Huge potential for extension/modernisation (STP)
- 2 reception rooms with sitting room to the front and dining room/study to the rear leading to the conservatory
- Kitchen with a range of wooden units and space for cooker, washing machine, dishwasher and fridge/freezer
- Shower room with walk-in double shower, wash basin and w.c
- Gas central heating and double glazing
- Detached garage with power and light
- Very secluded, 50' sunny, fully enclosed rear garden with an array of established trees and shrubs
- Driveway with parking for 2 cars with potential for further area of parking
- No forward chain

Set in Alderney Avenue in Parkstone, the property is conveniently located within easy access of main roads leading to Poole, Dorchester, in one direction and Bournemouth, Ringwood, in the other. It is within a mile to Tower Park Leisure Centre, half a mile to Bourne Valley Nature Reserve and just over a mile to the beach and sea. Bournemouth Town Centre is 2 miles away, and Poole Town centre, just under 3 miles.

COUNCIL TAX: C

EPC: C

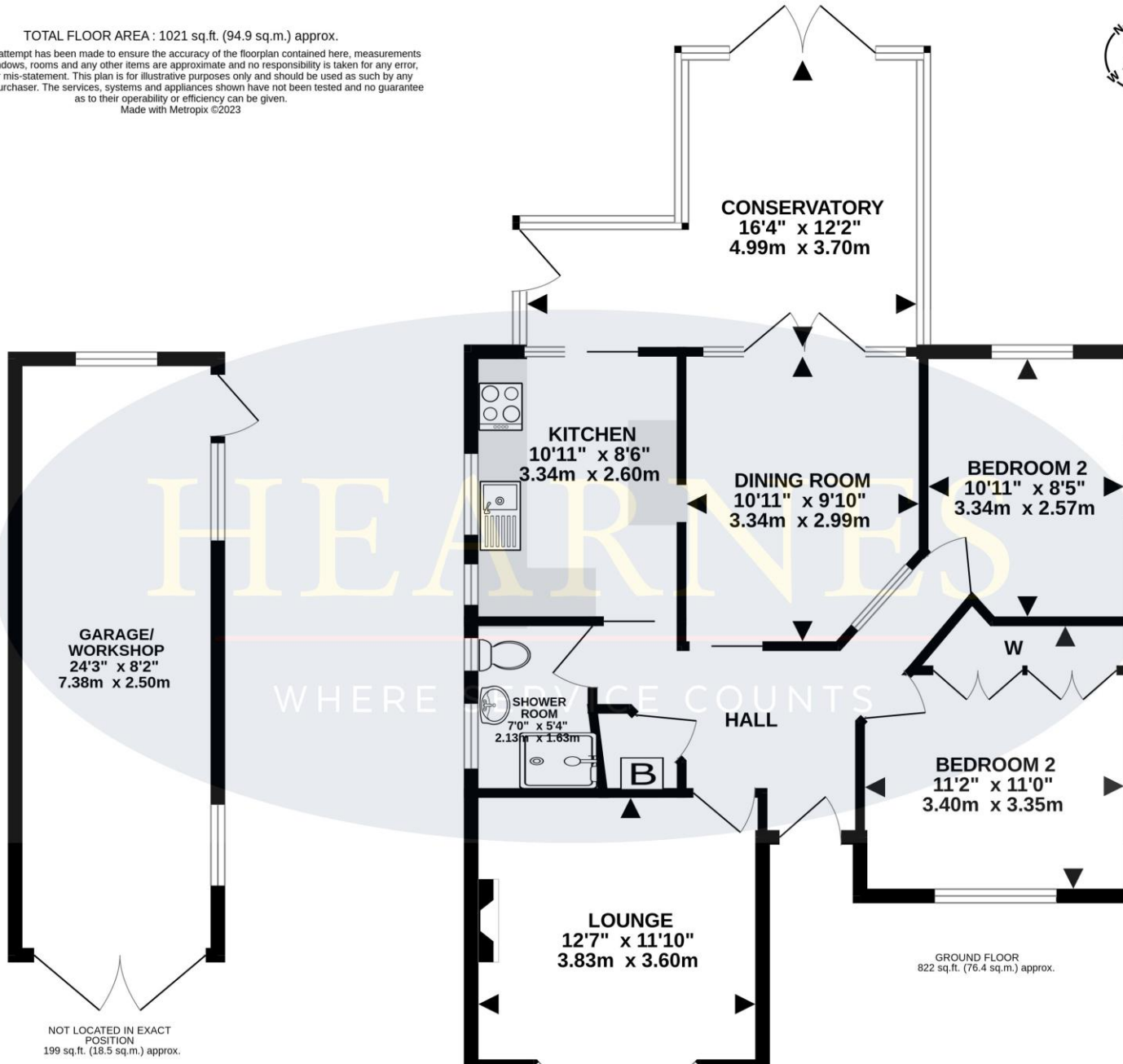
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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NOT LOCATED IN EXACT POSITION
199 sq.ft. (18.5 sq.m.) approx.

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.





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