



Total Area: 72.6 m² ... 781 ft²

All measurements are approximate and for display purposes only

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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71 Evering Avenue, Poole, Dorset, BH12 4JF
Guide Price £350,000

**** NO FORWARD CHAIN ** GREAT POTENTIAL TO RENOVATE AND EXTEND STPP **** Link Homes Estate Agents are delighted to present for sale this two bedroom detached bungalow positioned on a corner plot in the much-desired BH12 postcode. Benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering built-in furniture, a separate living room with a feature fireplace, a good-sized kitchen with space for appliances, a modern wet room, a mature wrap-around garden, a single garage with a pitched roof offering power and lighting and a tarmacked driveway with parking for multiple vehicles! This property is a must view to avoid disappointment!

Situated in a convenient and residential location, Evering Avenue sits centrally between the popular Bournemouth and Poole Town Centres. Tower Park, Turbary Retail Park, Poole Retail Park, Ashley Road and the desirable Ashley Cross are all within close proximity. All of which offer a range of shops and useful amenities and are all close by. Poole or Parkstone Train Stations are only a short drive away and both connect to the mainline straight to London Waterloo. Nearby you can also find the seven miles long of award-winning sandy beaches.



Ground Floor

Entrance Hallway

Ceiling light, smoke alarm, wooden framed frosted door to the front aspect, cupboard with the consumer unit enclosed, thermostat, internet point, radiator, airing cupboard with the 'Glow Worm' combination boiler enclosed and carpeted flooring.

Living Room

Ceiling light, UPVC double glazed windows to the side and front aspect, radiators, feature fireplace, wall lights, power points, television point and carpeted flooring.

Kitchen

Ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, stainless steel sink with drainer, space for a washing machine, four-point electric hob with overhead extractor fan, space for a low-level fridge, tiled splash back, radiator, integrated oven, power points and vinyl flooring.

Bedroom One

Ceiling light with fan, UPVC double glazed window to the side and front aspect, two double fitted wardrobes and overhead cupboards, radiator, power points and carpeted flooring.

Bedroom Two

Ceiling light, UPVC double glazed window to the side aspect, radiator, power points and laminate flooring.



Rear Porch

UPVC double glazed single door to the side aspect, UPVC double glazed window to the rear aspect, wooden door with access into the garage and tiled flooring.

Shower Room

Ceiling light, UPVC double glazed frosted window to the side aspect, walk in electric shower with glass shower screen, pedestal sink, toilet, tiled walls, stainless steel heated towel rail and vinyl flooring.

Outside

Garden

Patio area, surrounding shrubs, hedges and side gated access.

Garage

Pitched roof, manual up and over door, power and lighting.

Front Garden

Tarmacked driveway with space for multiple vehicles, surrounding hedges, lawn area, outside tap, side gated access.

Agents Notes

Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £2,500

Moving Home: £7,500

Additional Property: £25,000