



22 Evering Avenue, Parkstone, Poole, Dorset BH12 4JQ

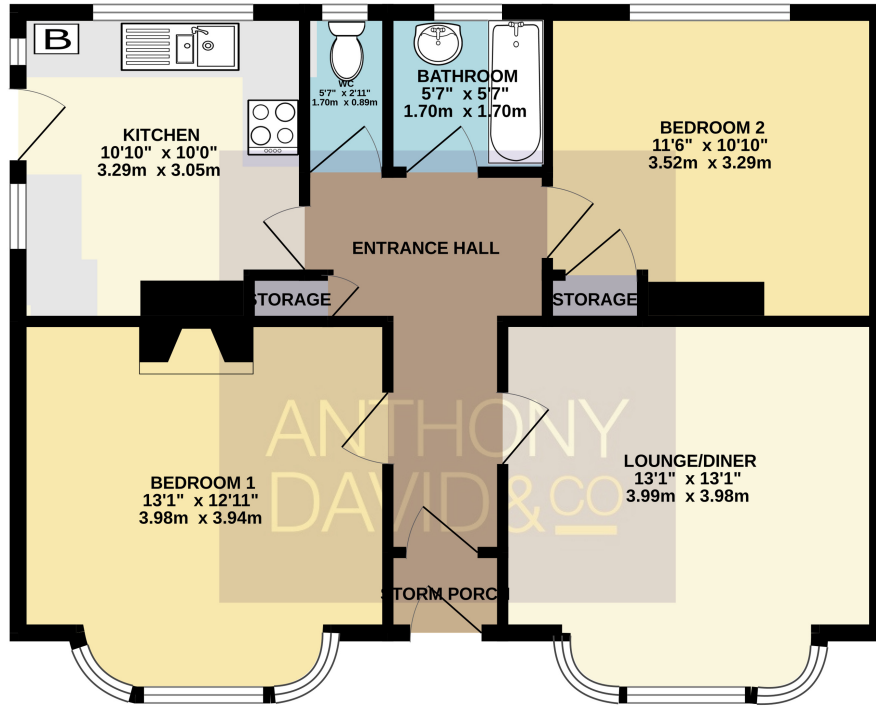
Guide Price £350,000 Freehold

A superb two double bedroom detached bungalow is conveniently situated on the sought after Evering Avenue in Parkstone within close proximity of local amenities, Bourne Valley Nature Reserve and central bus routes to both Poole and Bournemouth. The property offers good sized modern living throughout and internal viewing is highly advised to fully appreciated not only its location but also the accommodation on offer, which comprises: lounge, fitted kitchen, separate cloakroom and family bathroom. Externally the property boasts an extensive SOUTH facing rear garden with vast lawned area, sun patio and raised decking ideal for al fresco dining in the summer months. To the front the driveway provides off road parking. Further features include: bright and sunny throughout, feature fireplace, gas central heating and UPVC double glazing. Nearby Schools - Manorside Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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ANTHONY
DAVID & CO

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 13' 1" x 13' 1" (3.99m x 3.99m)

Kitchen 10' 10" x 10' 0" (3.30m x 3.05m)

Bedroom One 13' 1" x 12' 11" (3.99m x 3.94m)

Bedroom Two 11' 6" x 10' 10" (3.51m x 3.30m)

Bathroom 5' 7" x 5' 7" (1.70m x 1.70m)

Separate Cloakroom 5' 7" x 2' 11" (1.70m x 0.89m)

Garden Extensive / South facing

Driveway Off road parking

Council Tax Band C

TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	69

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.