



## 6 Carters Avenue, Poole, Dorset. BH15 4JU

- Modern Detached Bungalow
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Modern Bathroom
- Low Maintenance Rear Garden
- Off Road Parking





## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this detached bungalow boasting two spacious double bedrooms in a convenient location, just a leisurely 10-minute stroll from the picturesque Hamworthy Park and beach.

At the front, the property offers convenient off-road parking for two vehicles, alongside side access leading to the rear garden.

Upon entry, you're greeted by a spacious open-plan kitchen/lounge/diner adorned with hardwood flooring and a generous storage cupboard. The fully integrated kitchen features modern appliances including a fridge/freezer, dishwasher, and sleek oven/hob with extractor, complemented by a breakfast bar accommodating up to four people comfortably.

The living room seamlessly extends through French doors onto the rear garden, basking in sunlight throughout the day.

To the left of the property there are two large double bedrooms.

Completing the picture of elegance, a stunning bathroom awaits, finished to impeccable standards, featuring a spacious shower over bath, generous sink with storage beneath, and a w.c.

The generously sized sunny garden is fully enclosed and is low maintenance being laid to shingle with large patio area to immediate rear of property, ideal for barbecues and al-fresco dining.

Book your appointment to view by contacting Mursells Estate Agents today.





## ROOM DESCRIPTIONS

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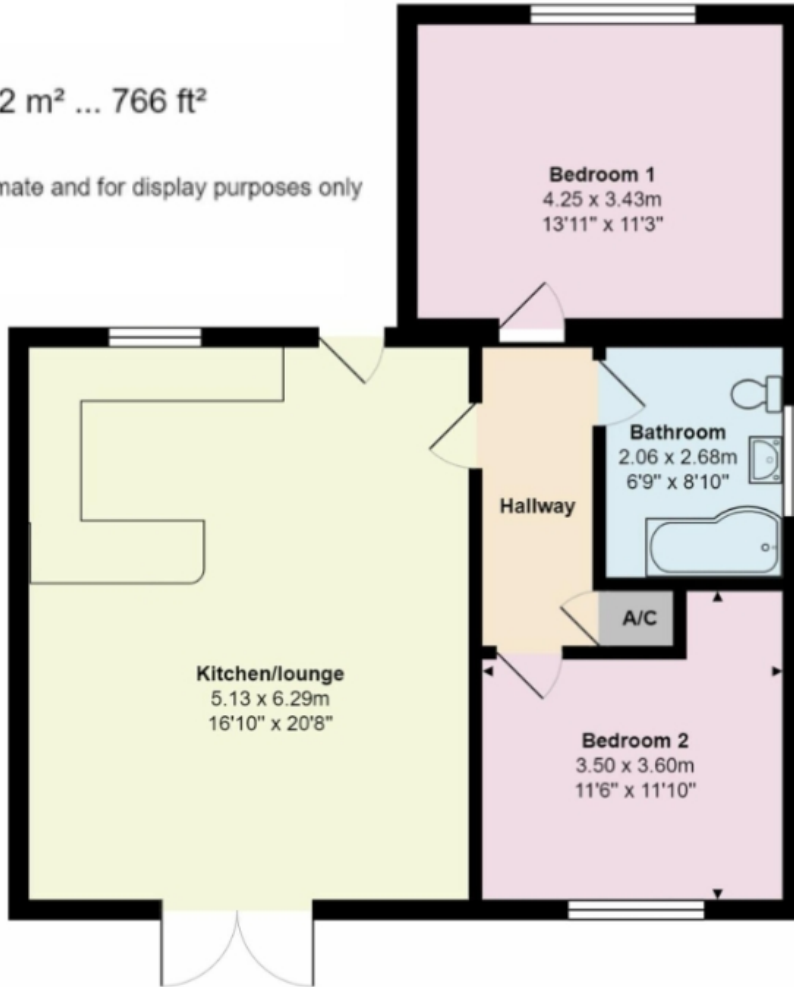


# FLOORPLAN & EPC



Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	88	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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