

**32 Corbiere Avenue, Alderney, Poole,
Dorset, BH12 4JN**



HEARNES

WHERE SERVICE COUNTS

32 Corbiere Avenue, Alderney, Poole, Dorset, BH12 4JN

FREEHOLD PRICE £375,000

A spacious, extended 3 double bedroom, 2 bathroom detached bungalow with 2 reception rooms, kitchen/breakfast room, level, private garden, garage and off road parking. Set in a popular area of many bungalows, the home has been well cared for over the past 37 years and offers further potential for updating and modernising. The home, was built in 1964 and extended in 1991, offers double glazing, gas central heating and sold with no forward chain.

- Spacious 3 double bedroom detached bungalow
- Neat and tidy throughout and offering huge potential for updating
- Bathroom and separate shower room
- Generous sitting room opening to a large dining room
- Kitchen/breakfast room, fitted in a range of wood effect units with work tops over and fitted with freestanding cooker, washing machine, fridge/freezer and space for table and chairs
- New boiler fitted in 2022
- Gas central heating and double glazing
- Detached garage and workshop
- Level, private rear garden
- Off road parking for 3 cars at the front
- Distant views out to the Nature Reserve
- Vacant and sold with no forward chain

Corbiere Avenue is a road of predominantly detached bungalows and chalets on good sized plots, situated in Alderney which is an established residential area of Poole. The bungalow is approximately 3 miles from Poole Town Centre with local shops in the area. The home is very close to Bourne Valley Nature Reserve, that can be found down a path off Plemont Close.

COUNCIL TAX BAND: D

EPC RATE: F

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.

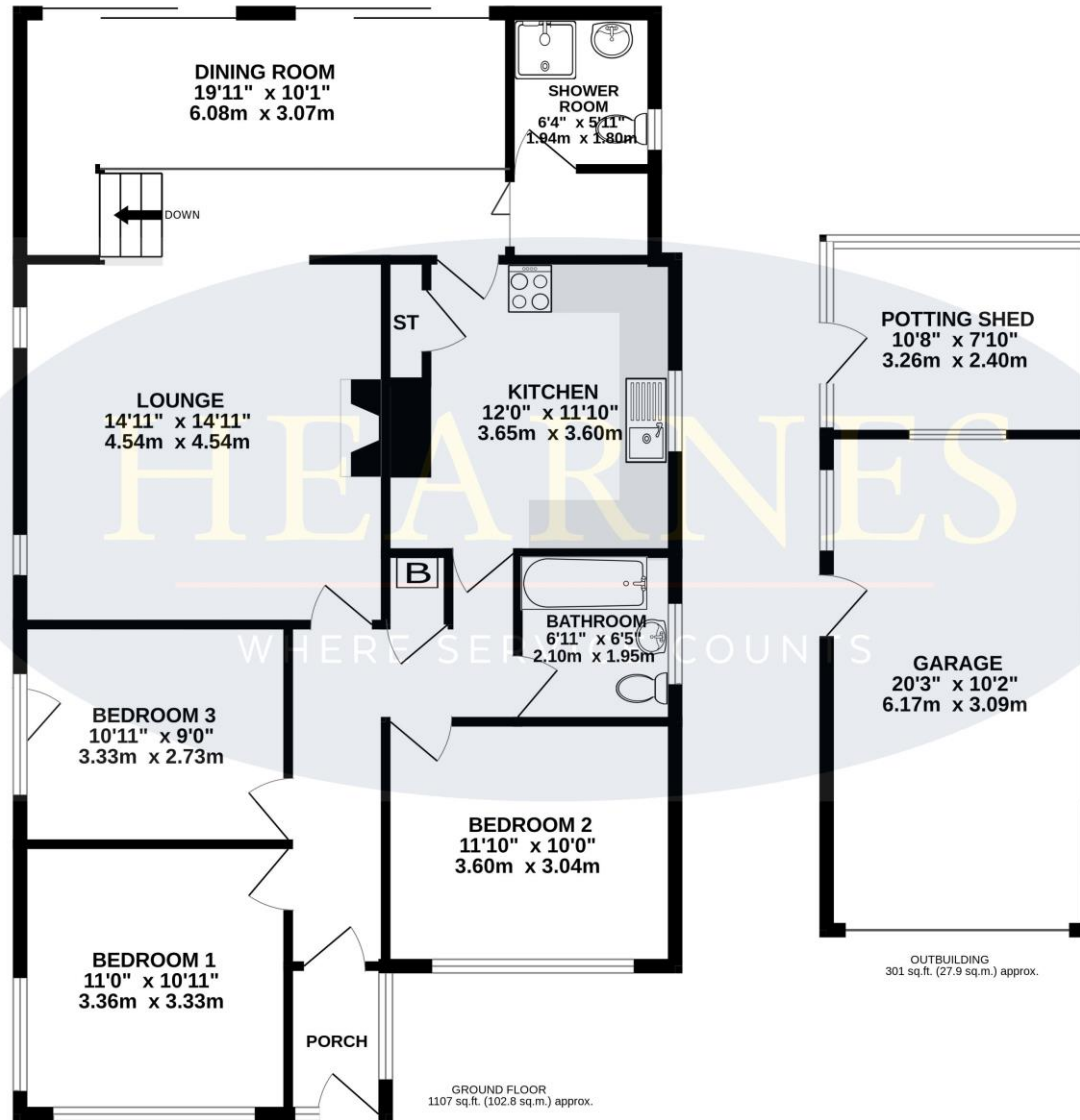




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1407 sq.ft. (130.8 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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