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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



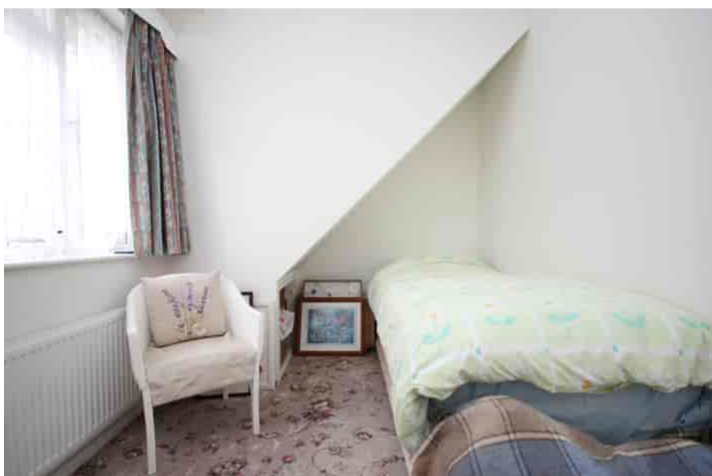
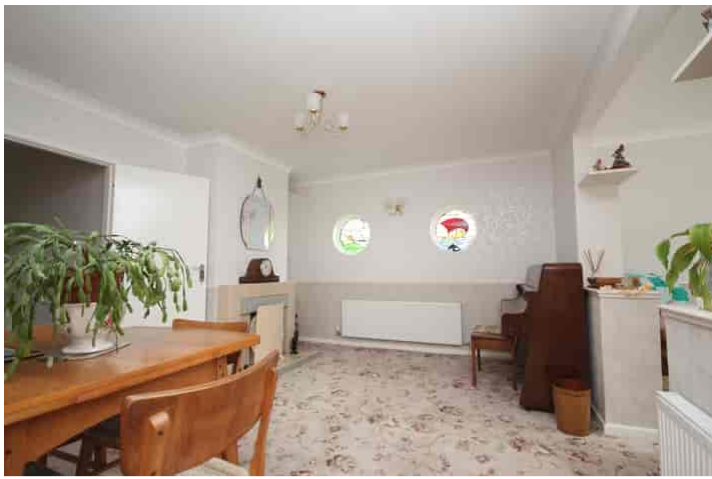
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## 164 Evering Avenue, Poole, Dorset BH12 4JH

£375,000

### The Property

Brown and Kay are delighted to market this two bedroom detached bungalow located in this highly sought after location. This lovely bungalow offers excellent scope to create your ideal home with generous accommodation to include a dining room, lounge, well fitted kitchen, two bedrooms, shower room and separate w.c. A standout feature of this property is the extensive garden to the rear which, whilst in need of attention, is arranged in two sections and offers great potential to the new owner. Offered with no forward chain, this property is a must see and a viewing is highly recommended.

The property occupies a pleasant position within this highly desirable location being close to local amenities along the Ashley Road and nearby bus services. Poole town centre with its wide and varied range of shopping facilities is within comfortable reach and also offers the main bus station plus rail station with links to London Waterloo. With leisure in mind, historic Poole Quay with its impressive views of Brownsea Island and many eateries to enjoy is also within close proximity as are golden sandy beaches at nearby Sandbanks.

### ENTRANCE HALL

Fuse box.

### DINING ROOM

14' 1" x 12' 0" (4.29m x 3.66m) Two side leaded light windows, tiled fireplace with matching hearth and mantel, radiator, door leads to staircase to first floor loft room.

### LOFT ROOM

Good head height with potential to convert subject to the usual consents, velux style windows, wall mounted boiler.

### LOUNGE

13' 2" x 12' 5" (4.01m x 3.78m) Double glazed window to the rear, radiator, door to rear lobby.

### KITCHEN

18' 4" x 9' 6" (5.59m x 2.90m) max. Double glazed rear and side windows. Range of wall and base units, space for fridge/freezer, space for cooker, wall units with filter, inset sink with drainer, space and plumbing for washing machine, further cupboards and drawers with work surface, double glazed door to the side driveway and arch to the dining room.

### BEDROOM ONE

13' 10" x 11' 9" (4.22m x 3.58m) Double glazed side and front aspect windows, radiator.

### BEDROOM TWO

11' 2" x 7' 7" (3.40m x 2.31m) Double glazed window to the side aspect, radiator.

### SHOWER ROOM

Double glazed window to the side, suite comprising wash hand basin inset in to vanity unit, shower cubicle with wall mounted shower, radiator, tiled walls.

### SEPARATE W.C.

Double glazed side window, wash hand basin inset in to vanity unit, low level w.c., radiator, tiled walls.

### FRONT GARDEN

Well established front garden with lawned area and well stocked flower and shrub borders, driveway to the side leads to the garage.

### GARAGE

Double opening doors.

### REAR GARDEN

Extensive garden, the first part is lawned with well stocked flower and shrub areas, gate leads through to additional good size area of garden which is currently overgrown, however offers excellent potential.

### COUNCIL TAX - BAND D