



95 Corbiere Avenue, Parkstone, Poole, Dorset BH12 4JL

£359,950 Freehold

**** NO FORWARD CHAIN **** A spacious three bedroom detached bungalow situated on a corner plot in this residential road, on the fringes of Alderney and Parkstone within close proximity of local amenities and central bus routes to both Poole and Bournemouth. Bourne Valley Nature Reserve is also a short walk away. The property would benefit from some cosmetic updating and internal viewing is highly advised to appreciate it's charm and finesse. The accommodation on offer comprises: triple aspect lounge, kitchen, two double bedrooms, one good sized single bedroom and four piece bathroom suite. Externally there is a charming Southerly aspect garden with sun patio, and lawned area. To the front the generous driveway provides ample off road parking which in turn leads to two integral garages. Further features include: feature fireplace to lounge, fitted wardrobes to bedrooms one and two, gas central heating and UPVC double glazing.

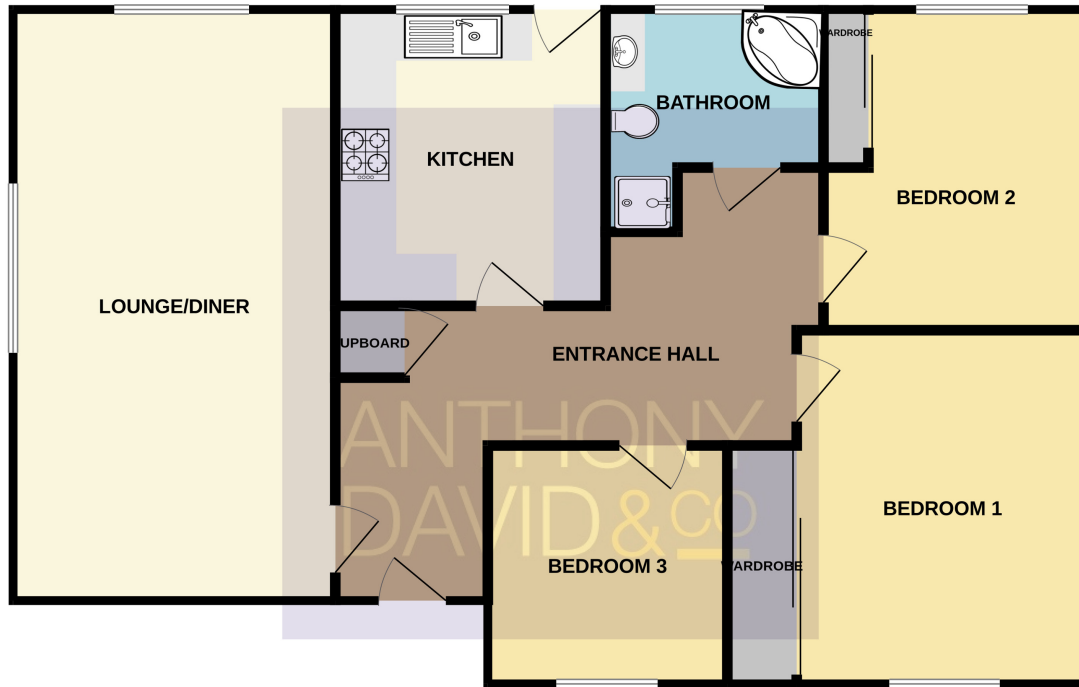
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**ANTHONY
DAVID & CO**

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



- Entrance Hall Doors to
- Lounge 21' 11" x 11' 11" (6.68m x 3.63m)
- Kitchen 11' 9" x 10' 11" (3.58m x 3.33m)
- Bedroom One 13' 1" x 10' 9" (3.99m x 3.28m)
- Bedroom Two 11' 11" x 9' 2" (3.63m x 2.79m)
- Bedroom Three 8' 10" x 8' 10" (2.69m x 2.69m)
- Bathroom 8' 0" x 6' 10" (2.44m x 2.08m)
- Garages 2 x Integral
- Garden Southerly aspect
- Driveway Ample off road parking
- Council Tax Band D

TOTAL FLOOR AREA: 942 sq.ft. (87.5 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+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part or all 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.