



98 Evering Avenue, Poole, Dorset. BH12 4JH

- Detached Bungalow
- Three Bedrooms
- Large Living/Dining Room
- Conservatory
- Secluded Rear Garden
- Garage and Driveway
- Popular and Convenient Location
- No Forward Chain



PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this three bedroom detached bungalow in need of modernisation throughout located in a popular established road in Alderney situated within a mile and a half of Knighton Heath Golf Club and three miles of Poole Quay. There is also a school within a short stroll that has an 'outstanding' Ofsted report. Manorside Academy is just moments away as well as St Aldhelm's Academy.

The accommodation comprises large entrance hall, kitchen, spacious living/dining room, conservatory accessed from both kitchen and living room, bathroom and separate w.c. There are two bedrooms on the ground floor and a third on the first floor.

Outside there is a front garden with driveway to the side leading to a garage. There is a good size rear garden laid to lawn surrounded by mature shrubs and trees.

This attractive bungalow being sold with the added advantage of No Forward Chain is an ideal project and is sure to be popular. Don't miss out - book your appointment to view by contacting Mursells Estate Agents today.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 35 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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