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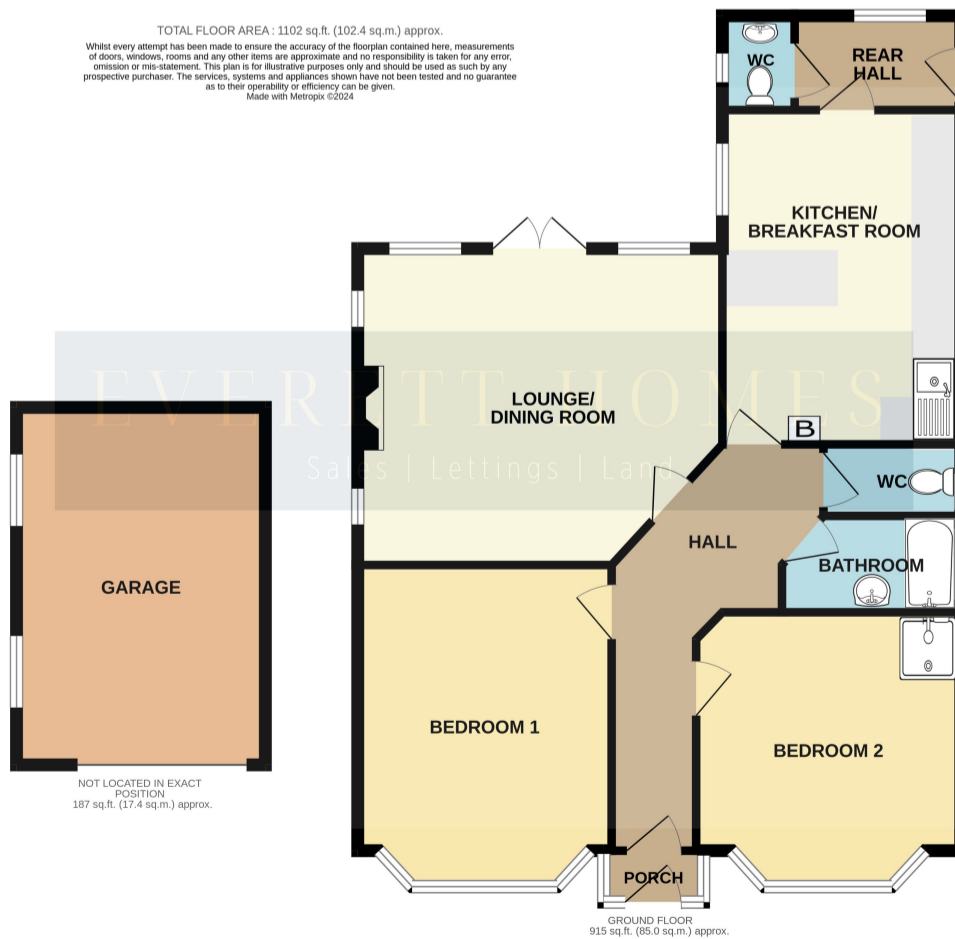
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## 1 Mossley Avenue, WALLISDOWN, Dorset BH12 5EA

£325,000

### The Property

Brown and Kay are pleased to market this two bedroom detached bungalow offered for sale with no forward chain. The property has spacious accommodation comprising a bright and airy living room with aspect over the rear garden, kitchen/breakfast room, two bedrooms, bathroom and two separate w.c.'s. Additionally, there are gardens to the front and rear, off road parking and a detached garage. Whilst some updating is required, this home would make a lovely purchase with the opportunity to put your own stamp on it.

The property occupies a pleasant spot in this popular residential area well positioned for local amenities. For more comprehensive needs, the larger town centres of Poole and Bournemouth are within comfortable driving distance and there you will find a whole host of shopping and leisure facilities. Bus services are also readily available and operate to surrounding areas.

### AGENTS NOTE - PROPERTY DETAILS

Please note we have been unable to have these details signed off by the home owner, prospective buyers must satisfy themselves fully.

#### ENTRANCE PORCH

Double glazed door through to the entrance porch.

#### SPACIOUS ENTRANCE HALL

Double cupboard, access to loft.

#### LOUNGE

16' 9" x 14' 6" (5.11m x 4.42m) Two double glazed windows overlooking the rear garden, double glazed door to the rear garden, two radiators, stone fireplace with matching hearth and mantel, inset gas fire.

#### KITCHEN/BREAKFAST ROOM

15' 6" x 11' 1" (4.72m x 3.38m) Two double glazed side windows, range of wall and base units, space and plumbing for washing machine, space for fridge and freezer, sink with drainer, wall mounted boiler, island unit with cupboards under, space for table and chairs, door to rear lobby with door to outside and door to cloakroom.

#### CLOAKROOM

Low level w.c. and wash hand basin, double glazed side window.

#### BEDROOM ONE

14' 9" into bay x 11' 7" (4.50m x 3.53m) Double glazed bay window to the front aspect, radiator.

#### BEDROOM TWO

12' 8" x 12' 1" (3.86m x 3.68m) Double glazed front aspect bay window, radiator, shower cubicle.

#### BATHROOM

Suite comprising panelled bath and wash hand basin. Radiator, double glazed window.

#### SEPARATE W.C.

Double glazed window to the side, low level w.c.

#### FRONT GARDEN

Shingled area to the front with inset shrubs, driveway provides parking and leads to the side of the property.

#### GARAGE

Up and over door, power and light.

#### REAR GARDEN

Good size private garden with low maintenance paved area with raised dwarf walling, further block paved area with shrub borders, summer house.

#### COUNCIL TAX - BAND C