



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(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	

TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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## 92 Evering Avenue, ALDERNEY, Dorset BH12 4JH

**Guide Price £449,950**

### The Property

The houses in this location very rarely come onto the market, especially ones that have the size and width of the plot that this home has. It offers scope to update and significantly extend as the width from the house driveway is some 16ft. Subject to the required consents it could take a two storey side extension to create a fantastic property and forever home.

The property is situated close to schools and easily accessible to the Tower Park Leisure complex with its many restaurants and cinema complex. Poole and Bournemouth centres are both easily accessible as are road and rail networks to the South West and London.

### DOOR TO ENTRANCE HALL

Double glazed side window, radiator, cupboard housing fuse box, further cupboard with wall mounted boiler.

### LOUNGE

13' 6" into bay x 11' 4" (4.11m x 3.45m) Double glazed bay window, radiator, fireplace with inset electric coal effect fire

### DINING ROOM/SITTING ROOM

14' 3" x 9' 10" (4.34m x 3.00m) Double glazed window, beautiful outlook over gardens and beyond to the nature reserve, radiator

### KITCHEN

9' 9" x 6' 9" (2.97m x 2.06m) Double glazed side and rear window, range of wall & base units, space for fridge, space and plumbing for washing machine, space for cooker, wall cupboards, door to side

### STAIRS TO FIRST FLOOR

Double glazed side window, access to loft space

### BEDROOM ONE

14' 0" into bay x 9' 2" (4.27m x 2.79m) Double glazed window, full width built in wardrobes with hanging and shelving, centre draw unit, radiator.

### BEDROOM TWO

15' 1" into bay x 9' 4" (4.60m x 2.84m) Double glazed window with beautiful outlook over gardens and nature reserve, radiator, cupboard housing tank.

### BEDROOM THREE

9' 7" x 7' 3" (2.92m x 2.21m) Double glazed window overlooking gardens, radiator

### BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m) Double glazed front and side window, panelled bath with mixer taps and shower attachment, low level WC, wash hand basin, heated towel rail, tiled walls

### FRONT GARDENS

The front is laid to lawn with shrub and flower borders, driveway leads to the side which is over 16ft in width and leads to the DETACHED GARAGE.

### REAR GARDEN

The feature of this home is not only the size of the gardens but also the aspect. It really is stunning, with a sunny aspect. Mostly lawn and in excess of 120ft and leading down to an area which is well stocked with an abundance of mature shrubs and trees.

**COUNCIL TAX BAND D**