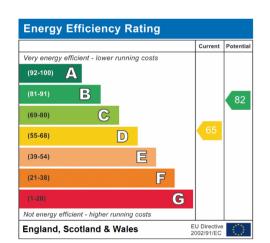
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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 firms employment has the authority to make or give any representation or warranty in respect of the property.















92 Evering Avenue, ALDERNEY, Dorset BH12 4JH

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 \times 11' 4" (4.11m \times 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.

Guide Price £449,950

BEDROOM TWO

15' 1"into bay \times 9' 4" (4.60m \times 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