

*Asking Price*

£325,000

Freehold

WAVELL AVENUE, POOLE BH17 7HQ





- ◆ MID TERRACED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GENEROUS REAR GARDEN

A well proportioned and versatile three bedroom, mid-terraced house boasting scope to extend as well as a very generous rear garden. No forward chain.

## Property Description

The property offers deceptive and versatile accommodation that comprises of a living room, dining room, kitchen and rear lobby to the ground floor with three double bedrooms and family bathroom to the first floor. The home has also been double glazed and benefits from gas fired heating and in our opinion there is scope to extend (STPP).

## Gardens and Grounds

The front garden is laid to lawn which has a decorative brick border and there is a driveway suited to two vehicles. A shared arches walkway gives access to the rear garden which is split in to three principle sections and is approaching 100ft in length. There is an area of hardstanding which forms a patio across the rear elevation of the home and this gives access to a kept lawn. Beyond the lawn there is further hardstanding and an area that could easily be used as a kitchen garden. There is a variety of wood-built potting sheds.

## Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.

Size: 996 sq ft (92.5 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazing

Parking: Driveway for 2 vehicles

Garden: North West

Main Services: Electric, water, gas, drains

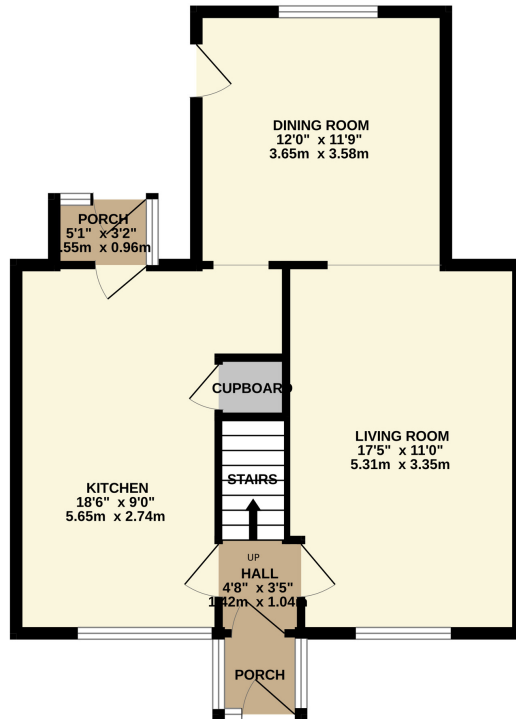
Local Authority: BPC Council

Council Tax Band: C

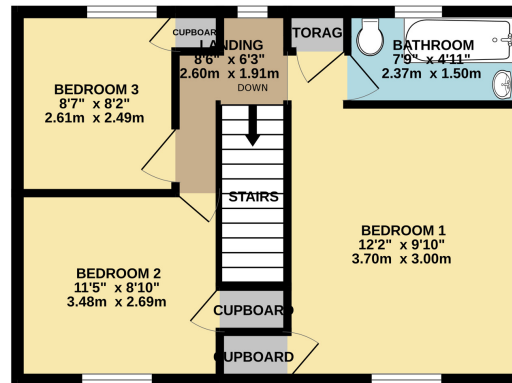




GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.

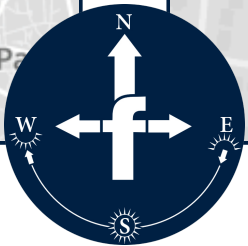
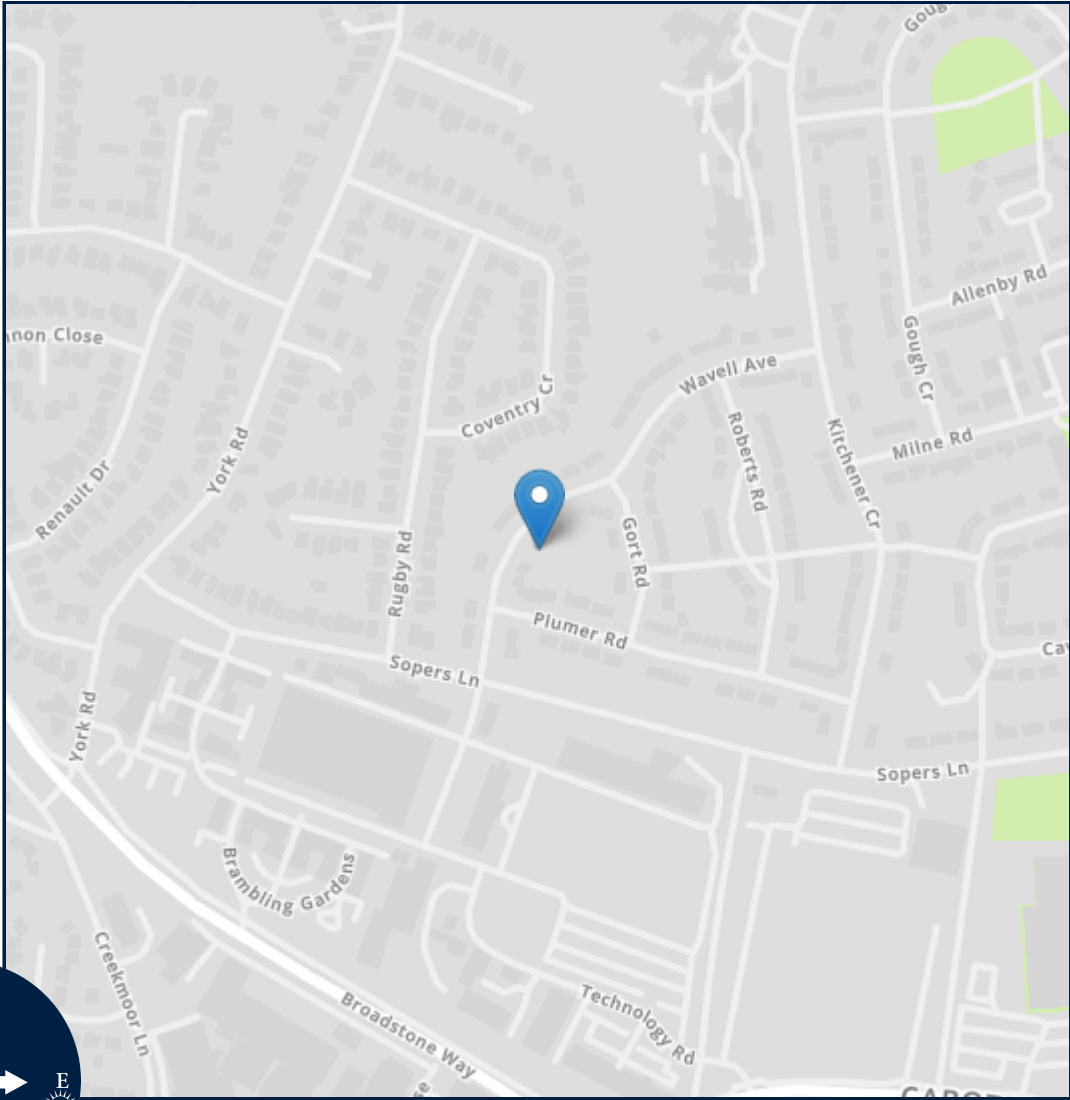
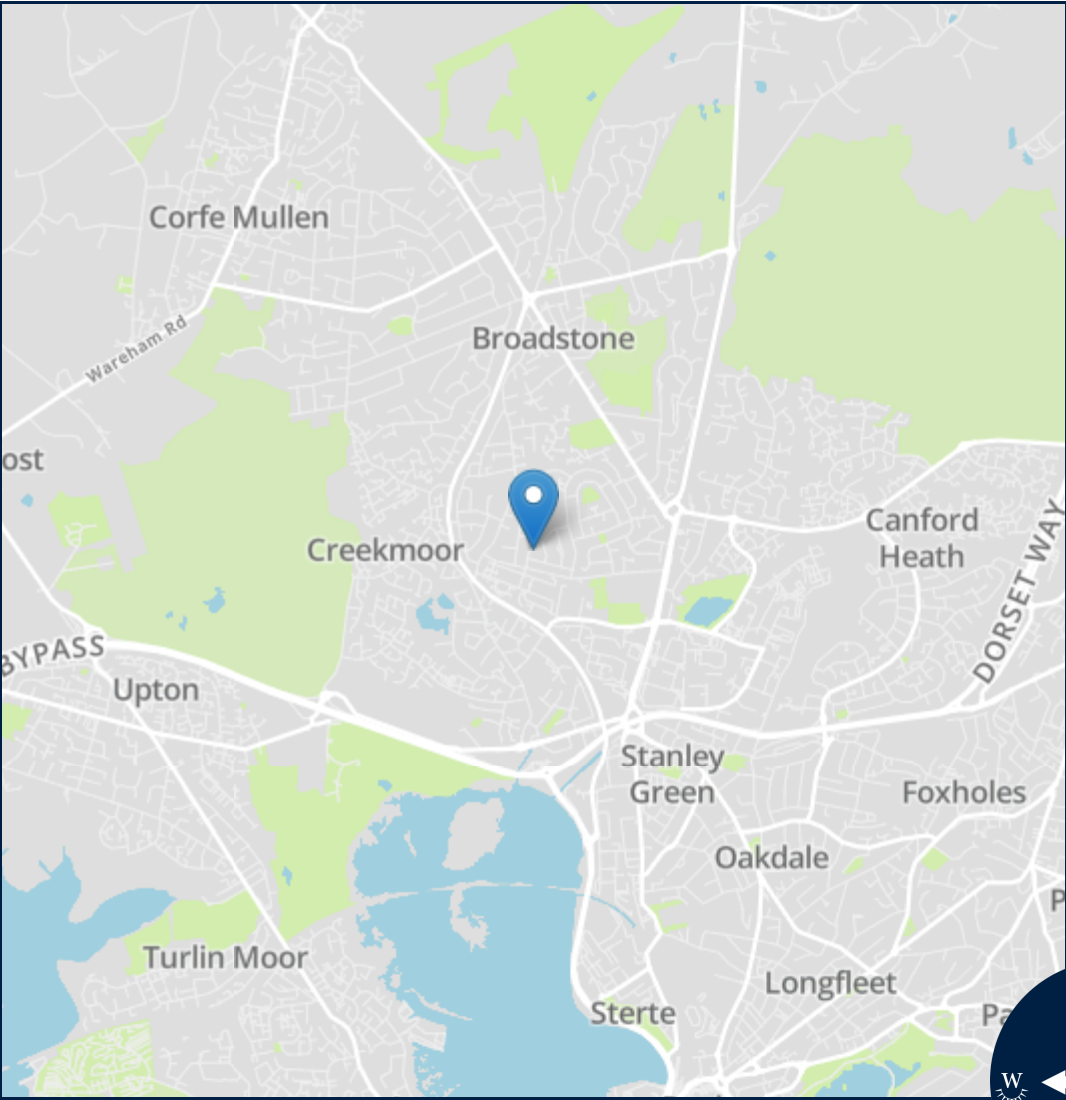


1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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>		
(55-68) <b>D</b>	65	78
(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		



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