



HEARNES

WHERE SERVICE COUNTS

**Alderney Avenue, Parkstone, Poole,
Dorset, BH12 4LF**

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FREEHOLD FIXED PRICE £350,000

A well presented 2 double bedroom detached bungalow, set in a popular road in Alderney. The home, traditionally built as a 3 bedroom bungalow, now has a kitchen/dining room, which has been recently updated, a very practical utility/storage room, detached garage, and delightful 80' rear garden. The property has been updated by the current owners to include a new roof, replaced double glazed windows, new kitchen and bathroom, new flooring and redecoration. The home has been loved and still offers further potential for extension.

- Delightful, well presented 2 bedroom detached bungalow set in a well-regarded avenue
- Nestled into a lovely sunny plot with a spacious rear garden
- Fully modernised throughout to include new tiled flooring and redecoration
- Cosy sitting room to the front with bay window
- Kitchen/dining room with a range of cream units having work tops over and fitted with induction hob, extractor, oven, stainless steel Butler sink and space and plumbing for washing machine and fridge/freezer. Space for a dining table
- Refitted, fully tiled bathroom with shower over the bath, wash basin and w.c
- Very useful 28'x4' utility/storage lean to, running the whole length of the home
- Gas central heating and double glazing
- New roof in 2004
- Detached garage and further potting shed to the rear
- Very secluded, fully enclosed 80' rear garden with large patio and an array of established trees, shrubs and flowers
- Driveway with parking for 3 /4 cars

Set in Alderney Avenue in Parkstone, the property is conveniently located within easy access of main roads leading to Poole, Dorchester, in one direction and Bournemouth, Ringwood, in the other. It is within a mile to Tower Park Leisure Centre, half a mile to Bourne Valley Nature Reserve and just over a mile to the beach and sea. Bournemouth Town Centre is situated 2 miles away, and Poole Town Centre is situated just under 3 miles.

COUNCIL TAX BAND: C

EPC RATE: D

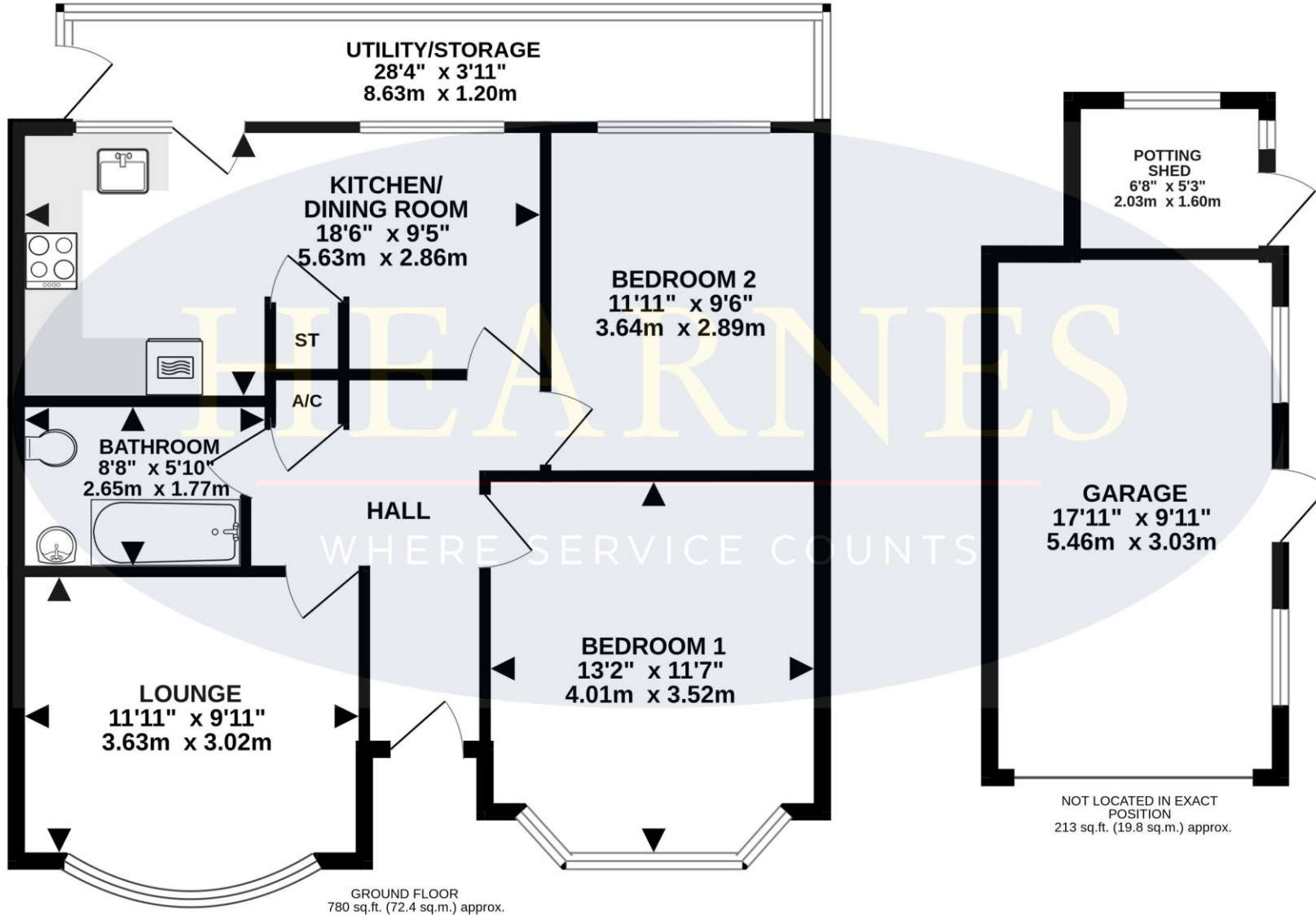
AGENTS NOTE: The heating system, mains and graphs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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NOT LOCATED IN EXACT POSITION
213 sq.ft. (19.8 sq.m.) approx.





www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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