

GREYS

ESTATE AGENTS



Corbiere Avenue, Alderney, Poole, BH12 4JJ

offers in excess of

£360,000

- Four Double Bedrooms
- No Forward Chain
- Front & Large Rear Garden
- Multi-Purpose Garage & Workshop
- Gas Central Heating
- Detached Chalet Bungalow
- Two Bathrooms
- Ample Off-Road Parking
- UPVC Double Glazing
- Viewings Recommended!

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NO FORWARD CHAIN / FOUR DOUBLE BEDROOM CHALET BUNGALOW / TWO BATHROOMS / AMPLE OFF-ROAD PARKING >>> Greys Estate Agents are delighted to offer for sale this detached chalet bungalow situated in a popular position in Alderney, Poole; adjacent to Bourne Valley Nature Reserve. The property comprises; Four double bedrooms, good size open plan kitchen / diner, lounge, family bathroom and upstairs shower room. Some decoration required. Other benefits include a multi-purpose garage and workshop, both front and rear gardens, driveway providing ample off-road parking, UPVC double glazing and gas central heating. For further information, or to arrange access, please contact Greys of Parkstone.



Council Tax Band: D



Internal Porch
(4.45m x 1.00m)

Kitchen / Diner
(5.85m x 3.00m) Max

Lounge
(4.55m x 3.85m)

Bedroom One
(4.40m x 3.65m)

Bedroom Two
(3.35m x 3.30m)

Bedroom Three
(3.40m x 3.05m) Max

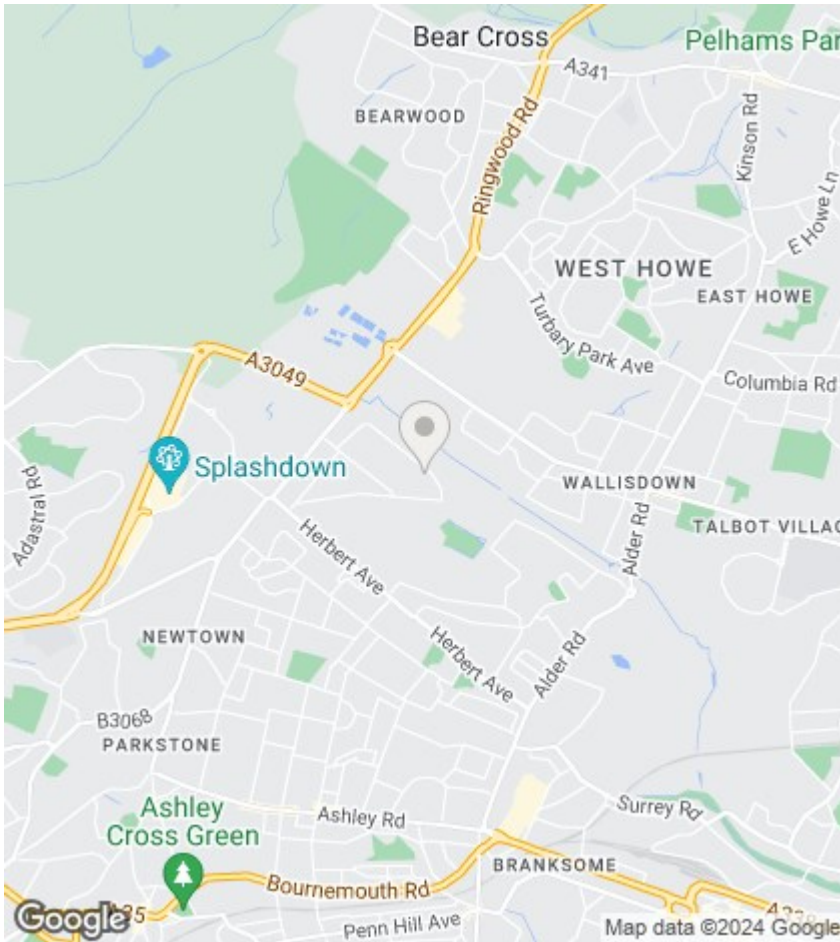
Bedroom Four
(3.45m x 3.00m) Max

Bathroom
(2.55m x 2.05m)

Shower Room
(1.95m x 1.65m)

Garage / Workshop
(5.70m x 2.95m)





Agents Note

N/A

Viewings

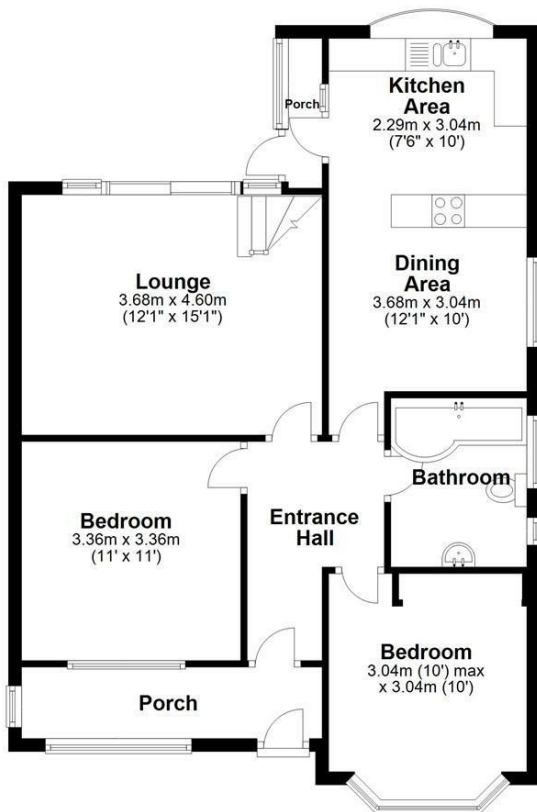
Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

E

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

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.