



## Wavell Road, Bournemouth, Dorset, BH11 8AN

Guide price £285,000

BOURNEMOUTH, BH11, GUIDE PRICE OF £285,000 FREEHOLD. Take a look at this three bedroom semi detached house, listed with NO FORWARD CHAIN and in need of updating. Entrance hall with stairs to first floor landing area leads to the inner lobby area with access to two reception rooms and a fitted galley style kitchen. There is also a downstairs cloakroom. There are three bedrooms (two doubles and single) with both doubles having built in wardrobes. Bathroom with three piece suite. Electric heating. Outside there is off road parking to the front with driveway to the side of the house, lawn area to the front. A good sized sunny aspect rear garden with patio area and lawn. THE PROPERTY IS VACANT AND IS BEING OFFERED WITH NO FORWARD CHAIN. This would make an ideal First Time Buy or an Investment property.





## FRONT GARDEN AND DRIVE

Drive leading in from the main road into driveway parking for two cars. Wooden gates to the side of the house leading to additional drive parking and to the rear garden access. Lawn area to the front.

## FRONT DOOR AND ENTRANCE HALL

12'9" x 6'10" (3.91 x 2.10)

Brown double glazed door leading into the entrance hall with white ceiling, emulsion painted walls and fitted carpet. Built in cupboard with white painted doors housing the electric meter and electrical consumer unit. Ceiling lighting. Light switches. Doors to lounge and kitchen and stairs to first floor landing.

## LOUNGE

17'2" x 12'3" (5.24 x 3.74)

Door leading into this lounge with front facing aspect. White ceiling, papered walls and fitted carpet. Double glazed window to front aspect. Electric heater. Ceiling lighting. Light switch, plug sockets and TV socket. Doors leading from the lounge into the dining room.

## DINING ROOM

10'4" x 8'8" (3.17 x 2.65)

Double doors leading from the lounge into this dining room with rear facing aspect. White ceiling, papered walls and fitted carpet. Electric heater. Double glazed window overlooking the rear aspect. Ceiling lighting. Light switch and plug sockets. Door leading into the kitchen.

## KITCHEN

10'3" x 8'5" (3.14 x 2.59)

Door leading in from the dining room and the entrance hall into this galley style kitchen with white ceiling, part emulsion painted and part tiled walls and fitted flooring. A range of fitted units with laminate worktops. Space for cooker. Space and plumbing for washing machine. Sink with drainer and metal fittings. Double glazed window overlooking the rear garden. Ceiling lighting, light switches and fuse switches.

## INNER HALL TO THE REAR

4'10" x 2'9" (1.49 x 0.84)

Door leading from the kitchen to the inner lobby hall area with white ceiling, papered and emulsion painted walls and fitted flooring. Double glazed back door leading to outside. Light switch. Door to cloakroom. Ceiling lighting.

## DOWNSTAIRS CLOAKROOM

4'1" x 3'3" (1.25 x 1.01)

Door leading into the cloakroom with white ceiling, emulsion painted walls and fitted flooring. WC with seat and lid and cistern flush. Sink with metal fittings. Double glazed window. Ceiling lighting.

## STAIRS AND LADING AREA

14'6" x 8'0" (4.43 x 2.45)

Continuation of the entrance hall with double glazed window on the landing area. Ceiling lighting. Doors to all first floor rooms.

## BATHROOM

7'0" x 5'9" (2.15 x 1.76)

Door leading into the bathroom with white ceiling, part tiled and part painted walls with fitted flooring. Ceiling lighting. Three piece suite consisting of bath, wc and sink. Double glazed window.

## BEDROOM ONE (DOUBLE REAR)

13'8" x 8'8" (4.17 x 2.65)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Electric heater. Built in cupboard with white door and shelf and rail inside. Light switch and plug sockets. Double glazed window to rear aspect.

## BEDROOM TWO (DOUBLE FRONT)

12'2" x 12'1" (3.72 x 3.69)

Door leading into this good sized double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Electric heater. Double glazed window to front aspect. Ceiling lighting. One built in wardrobe and one airing cupboard. Light switch and plug sockets.

## BEDROOM THREE (SINGLE FRONT)

9'2" x 8'8" (2.81 x 2.65)

Door leading into this single bedroom with front facing aspect. Ceiling lighting. Emulsion painted walls and fitted carpet. Light switch and plug sockets. Double glazed window to front aspect.

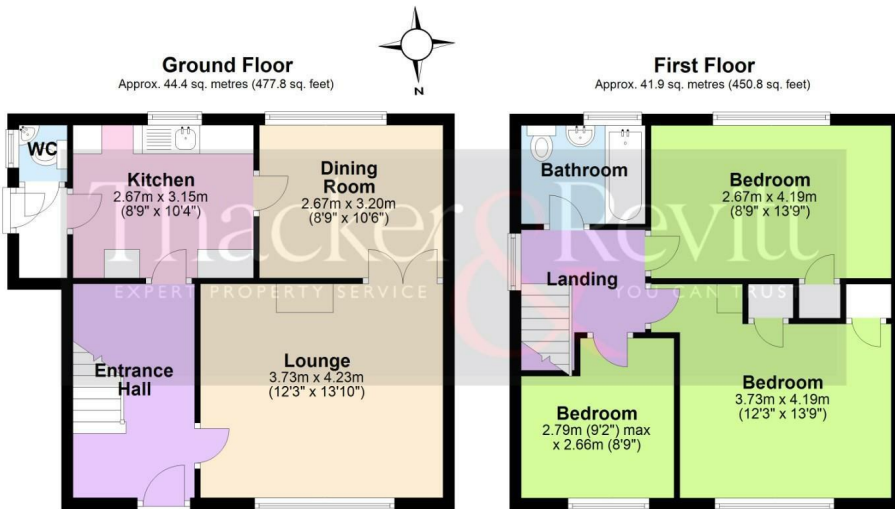
## REAR GARDEN

Drive to the side of the house with store cupboard. The sunny aspect rear garden has a patio area and lawn area. Garden shed.

## TENURE

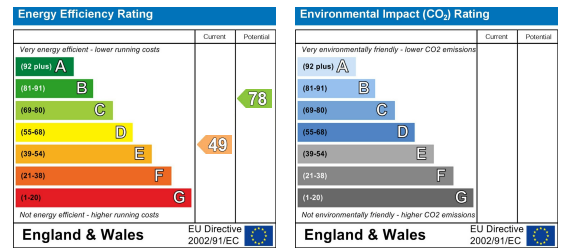
The property is FREEHOLD and is being offered with NO FORWARD CHAIN.





Total area: approx. 86.3 sq. metres (928.6 sq. feet)

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Plan produced using PlanUp.



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD