



12 Evans Close

Wallisdown, Bournemouth, BH11 8RE

Price Guide £285,000



A map snippet from Google Maps showing a residential area. A red location pin is placed at the intersection of Wallisdown Rd and Turbary Park Ave. The map labels 'WEST HOWE' at the top, 'WALLISDOWN' at the bottom, and 'Turbary Park Ave' and 'Wallisdown Rd' for the respective roads. The Google logo is visible in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

The ground floor plan shows a rectangular layout. On the left is a staircase labeled 'UP' with an upward arrow. A 'HALLWAY' connects the stairs to the rest of the floor. To the right of the hallway is a 'LOUNGE' measuring 15'0" x 15'0" (5.00m x 3.20m). Below the lounge is a 'KITCHEN' measuring 11'0" x 9'0" (4.20m x 2.75m). There is a small 'UPROAR' area between the lounge and kitchen.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

The first floor plan shows a rectangular layout. On the left is a staircase labeled 'DOWN' with a downward arrow. A 'LANDING' is located next to the stairs. To the right of the landing is a 'BEDROOM' measuring 13'0" x 10'0" (4.20m x 3.20m). Below the landing is a 'BATHROOM' measuring 5'10" x 9'0" (1.70m x 2.60m). There are three 'CUPBOARD' areas: one at the top left, one between the landing and the top bedroom, and one between the landing and the bottom bedroom. At the bottom right is another 'BEDROOM' measuring 10'0" x 9'0" (3.30m x 2.70m).

EVANIS CLOSE

TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Mettproxx C2025

- ### Energy Efficiency Graph

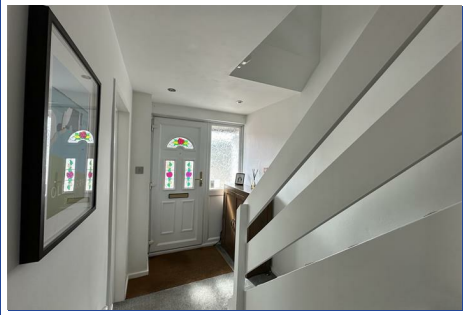
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	85
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC 	

Please contact our Slades Estate Agents Office
on 01202548855 if you wish to arrange a viewing appointment for this property or
require further information.



301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

A well presented and spacious TWO DOUBLE BEDROOM mid terrace house with private rear garden and off road parking (space for a boat/caravan) within this cul de sac location.



The accommodation with approximate room sizes comprises of a canopied front ENTRANCE PORCH with stained and leaded glazed uPVC front door and matching glazed side panel to the ENTRANCE HALL with inset LED spotlights, radiator and low level cabinet housing the gas and electricity meters and the modern electric consumer unit, further door leading out into the rear garden. Adjoining doors from the entrance hall to;

LIVING ROOM

with central light fitting, radiator, full height storage cupboard and sliding aluminium double glazed patio doors leading onto the rear patio and garden beyond.

KITCHEN

with inset LED spotlights, radiator and uPVC double glazed window to the front elevation with Georgian glazing. Extensive range of matching wall and base level cabinets with wood effect rolled edge working surfaces and matching upstands with further tiled splashback areas. Built in 5 burner 'Bosch' gas hob and matching under counter fan assisted oven with glass and stainless steel extractor hood over. Space and plumbing for washing machine, tumble dryer and dishwasher and further space for recessed freestanding full height fridge freezer.

A staircase from the entrance hall leads to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with access to loft space, light fitting and recessed BOILER CUPBOARD housing the wall hung 'Worcester' gas central heating boiler. Factory lagged hot water cylinder with immersion heater and further storage space. Further useful storage / airing cupboard and further WALK IN

CLOSET with ceiling light, uPVC window overlooking the rear garden all offering extensive storage space. Doors to

BEDROOM ONE

with central light fitting, double panel radiator and uPVC double glazed window overlooking the rear garden.

BEDROOM TWO

with central light fitting, radiator with thermostatic valve and Georgian glazed uPVC window to the front elevation.

BATHROOM

A modern, recently installed bathroom suite comprising of a panel enclosed bath with chrome mixer taps and wall mounted 'Mira Sport' electric shower complete with glazed shower screen. Modern vanity style sink unit with chrome monoblock tap, chrome heated towel rail and decoratively tiled walls and frosted glazed uPVC window to the front elevation. Ceramic tiled floor.

SEPARATE WC

with LED spotlights, half tiled walls, ceramic tiled floor, frosted glazed uPVC window to the front elevation and enclosed cistern WC with wall push flush.

OUTSIDE

The front of the property is laid to block paving providing AMPLE OFF ROAD PARKING for many cars and to the rear of the property there is a good sized patio area whilst the remainder of the garden is laid to lawn with established flower and shrub borders and a further useful BRICK BUILT STORAGE SHED to the rear.

There is a gate at the rear of the garden to a service path.

