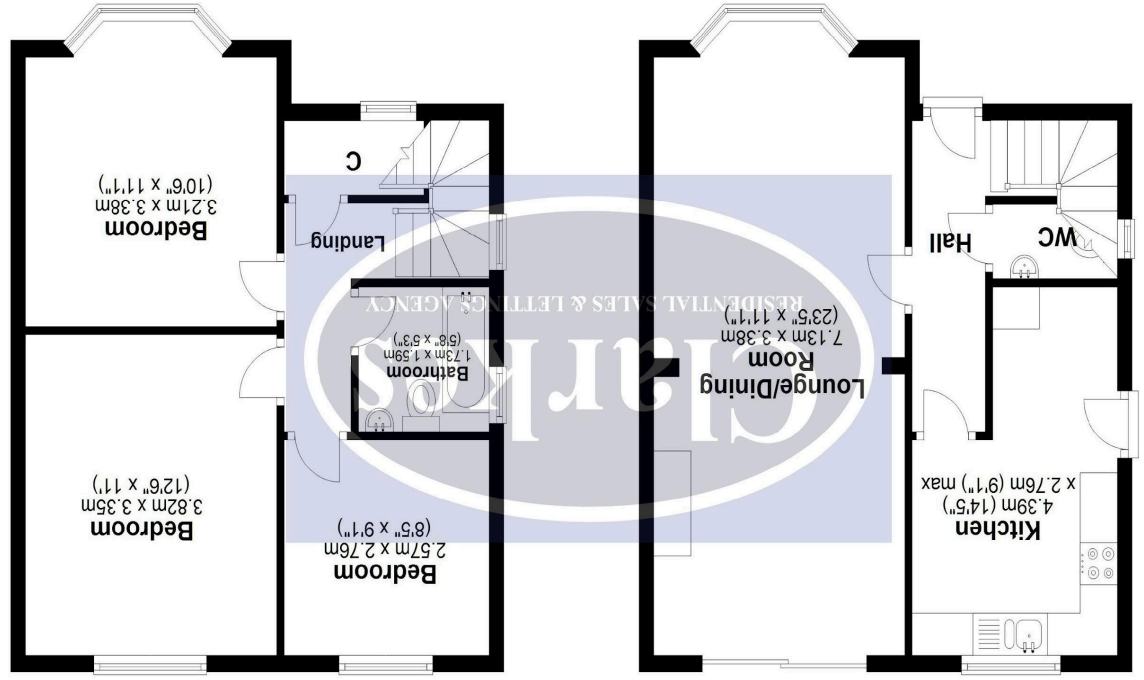


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planlup.

Total area: approx. 84.7 sq. metres (912.1 sq. feet)

Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
81	66	A (92-100)	(1-20)
		B (81-91)	(21-38)
		C (69-80)	(39-54)
		D (55-68)	(65-68)
		E (39-54)	(71-78)
		F (21-38)	(79-80)
		G (1-20)	(81-100)



Ground Floor
Approx. 42.6 sq. metres (458.3 sq. feet)

First Floor
Approx. 42.2 sq. metres (453.8 sq. feet)



Victoria Avenue



RECENTLY PART REFURBISHED HOME including 3 x new UPVC windows, 2 x new radiators, new Kitchen, new UPVC soffits and fascia and replastered bedrooms.

ENTRANCE PORCH Welcoming porch over the front door.

ENTRANCE HALL A wide, spacious and inviting entrance hall providing access to the first floor, downstairs WC, kitchen and lounge diner. Painted ceiling, painted walls and wooden flooring. Radiator.

LOUNGE DINER A surprisingly large, spacious lounge diner with a feature fireplace with wooden mantelpiece and tiled hearth. Double glazed sliding doors open out to the rear garden allowing plenty of natural light into the room. Further benefitting from a front aspect double glazed bay window. Painted ceiling, painted walls and wooden flooring. Two radiators, TV point, phone point and power points.

NEW KITCHEN A modern fitted kitchen offering a range of matching wall and base units with new work tops and 1 ½ sink with mixer tap and drainer. A door opens to the side of the house, out to the rear garden. Utility space for a fridge freezer and a washing machine. Power points and a radiator.

GROUND FLOOR WC The ground floor bathroom offers a white WC and hand wash basin. Side aspect, obscure double glazed window. Painted ceiling, painted walls and vinyl flooring.

STAIRS & LANDING The landing has a large side aspect, obscure double glazed window, access to the loft and a storage cupboard. The storage cupboard houses the boiler and has a front aspect, obscure double glazed window.

BEDROOM 1 A large double bedroom with built in floor to ceiling wardrobes.. Rear aspect double glazed window overlooking the garden, TV point, power points and a radiator.

BEDROOM 2 A second double bedroom. Front aspect double glazed bay window, power points and a radiator.

BEDROOM 3 A third bedroom is a large single / small double and benefits from a rear aspect double glazed window overlooking the garden. Power points and a radiator.

FAMILY BATHROOM A modern bathroom offers a shower over bath with shower screen, WC and vanity basin. Heated towel rail. Painted ceiling is spotlighting, fully tiled walls and flooring. Side aspect, obscure double glazed window.

Outside Front: The front of the property offers an in / out driveway with off road parking and a low maintenance front garden. A wooden side gate provides access to the rear of the home.

Outside Rear Southerly facing rear garden with grass laid to lawn and a hard standing area surrounded by a wooden fence.

3 Bed Detached

VICTORIA PARK

Sought After Location

Off Road Parking

HILL VIEW CATCHMENT

NEW KITCHEN

Council Tax Band D



Asking Price £330,000

Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.