

FOR SALE



Corbiere Avenue, Poole
Guide Price £260,000


MARTIN & CO

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- LOVELY REAR GARDEN!
- close to Bourne Valley Nature Reserve
- opportunity to update/renovate.
- no forward chain
- council tax band 'C' = £1820pa

This two bedroomed detached bungalow has been owned by the same family for many years & loved very dearly! Now requiring some updating & modernisation, this property has a great sized rear garden, & is located close to the Bourne Valley Nature Reserve! The bungalow also has a garage, garden to the front, double glazing, gas central heating & off road parking.



ENTRANCE HALL with loft hatch & airing cupboard

LIVING ROOM 13' 11" x 11' 11" (4.25m x 3.64m)

KITCHEN 9' 10" x 8' 10" (3.01m x 2.70m) with wall mounted 'Worcester' gas central heating boiler.

BEDROOM 13' 10" x 9' 10" (4.23m x 3.02m)

BEDROOM 10' 10" x 9' 10" (3.31m x 3.00m) (with shower cubicle)

BATHROOM (currently without bath nor shower as cubicle fitted in bedroom two, but the plumbing is still present behind the tiling for facilities to be reconnected)

FRONT GARDEN designed to be low maintenance, well stocked with ground covering shrubs, path to front door.

REAR GARDEN Large rear garden, laid to lawn, surrounded by mature hedging & trees. Very pleasant 'open' feeling due to the views across to the woodland in Boume Valley Nature Reserve.

OUTHOUSE with power connected

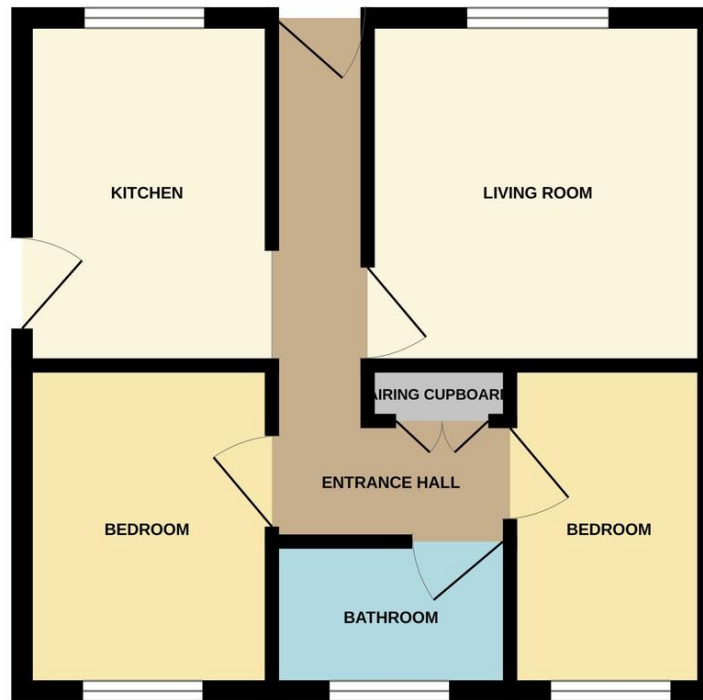
GARAGE with up & over door.

PARKING on the driveway for two cars.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





TOTAL FLOOR AREA : 349 sq.ft. (32.4 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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