



11 Wavell Avenue, Poole BH17 7HQ

The opportunity to acquire a two double bedroom semi-detached home with excellent driveway, garage and large westerly facing rear garden, now requiring complete modernisation.

EPC: 58 Council Tax Band: B Price: £265,000 Freehold

 **2**  **1**  **2**





Key Features

- TWO BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN
- GARAGE
- GOOD SIZE WESTERLY FACING GARDEN
- SCOPE TO EXTEND/IMPROVE
- TOTAL MODERNISATION REQUIRED
- GREAT OPPORTUNITY
- MUST BE VIEWED

The Property

Set in a popular location, a great opportunity for anybody looking to put their own mark on a semi-detached home standing on a good size garden with excellent driveway and garage.

Upon entering the property, there is a small entrance hall which then serves the living room which overlooks the front garden. From the living room, a wide arch leads into a dining room which overlooks the large rear garden. Adjacent to the dining room is a kitchen with a range of units, together with larder cupboard. There is also a side porch which in turn leads out to the side of the property.

First floor landing with side window affording natural light. The excellent main bedroom is located to the

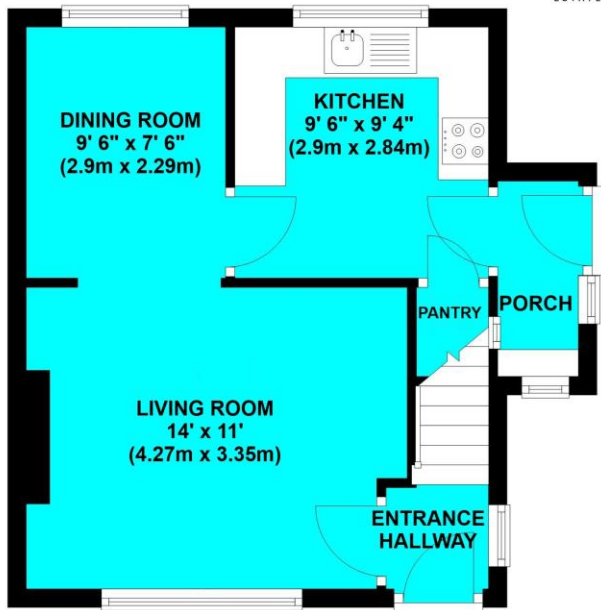
front of the property and has a range of cupboards, together with wardrobes. There is a second double bedroom, again with a range of wardrobes and this room enjoys a view across the rear garden. To complete the picture on the first floor, there is a tiled bathroom.

There is an enclosed front garden, together with long driveway providing parking for numerous vehicles. This in turn continues to a detached 'Marley' garage located to the rear of the plot. The westerly facing rear garden measures approximately 50' in length.

The property is sold as seen in its present condition and will suit somebody seeking the opportunity to complete a project with a view to adding value at a later date.

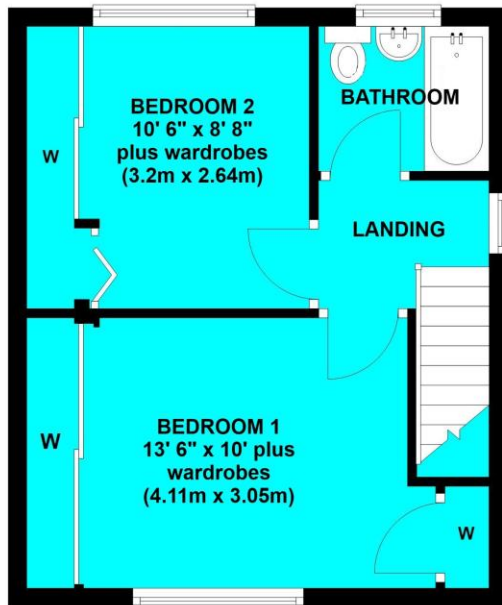
Ground Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 62.9 sq. metres (677.4 sq. feet)

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 and 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that 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. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline 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.

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