



## Mossley Avenue, Wallisdown BH12 5DH

Two bedroom detached bungalow with a sunny south facing rear garden located a short distance away from Talbot Primary School, the recreation ground and local amenities.

**EPC: 57 Council Tax Band: C Price: £325,000 Freehold**







## Key Features

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- DETACHED BUNGALOW
- ENTRANCE HALLWAY
- LOUNGE
- CONSERVATORY
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN FITTED BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING
- SOUTH FACING GARDEN

## The Property

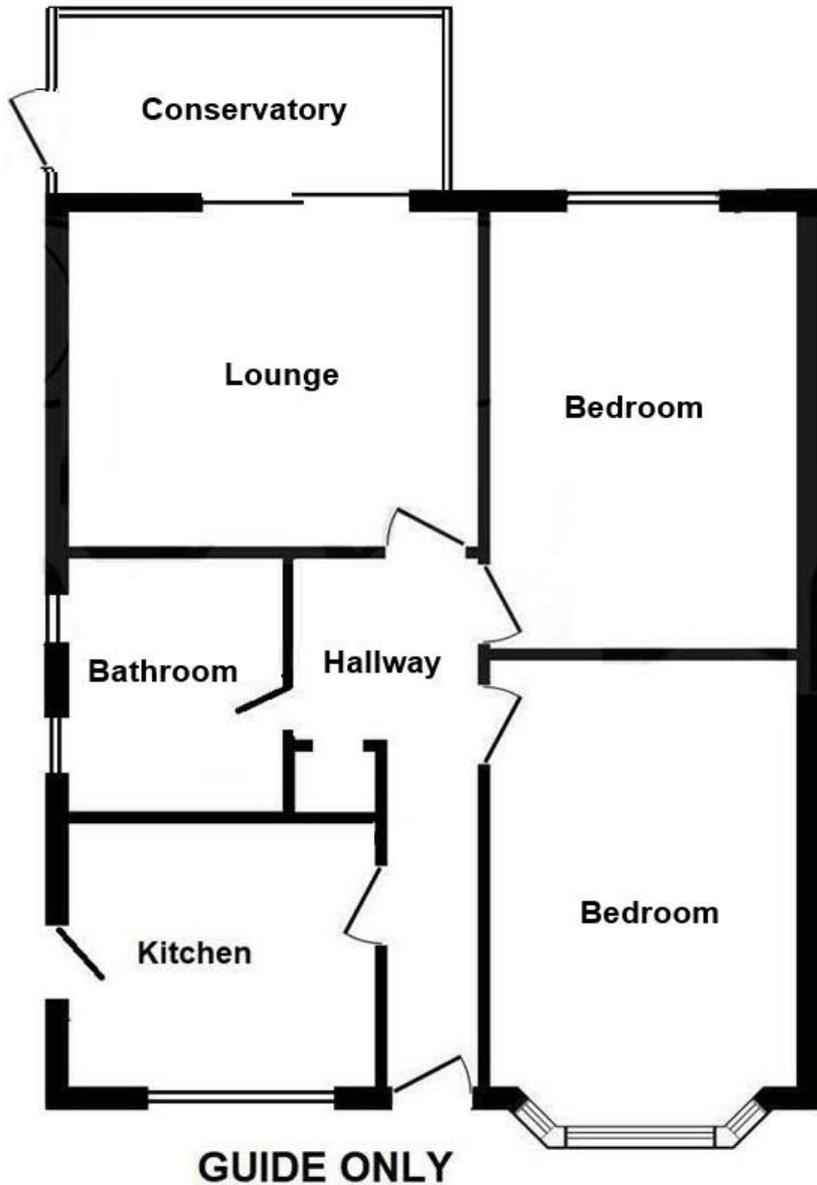
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Located a short distance away from Talbot Primary School, the recreation ground and local amenities lies this two-bedroom detached bungalow.

There is well-proportioned accommodation on offer and initially you are greeted by a welcoming entrance hallway. There is a light, bright and airy cosy lounge leading to a small conservatory that provides access to the south facing garden. The stylish modern fitted kitchen

overlooks the front and has ample storage units and part brick effect tiled walls. There are two good size double bedrooms serviced by a modern contemporary family bathroom which then completes the current accommodation.

Outside there is a driveway providing off road parking with the space to create further parking to the side. The rear garden enjoys a sunny southerly aspect and offers a certain degree of privacy and seclusion. There potential to create a small extension subject to the usual consents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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