



Alderney





Property Description

A spacious 4 bedroom detached house requiring some modernisation. The house is approached via a driveway providing ample off road parking. The front door opens into a spacious hallway with principle rooms leading off. The living room benefits from a bay window allowing light to stream through, there is a feature fireplace surrounded by an attractive exposed brickwork. An opening leads into a large dining area which inturn provides a sliding door leading to the conservatory. Offering additional living space the conservatory makes an ideal sitting room enjoying a pleasant outlook onto the rear garden. The kitchen benefits from a range of cupboards at both floor and eye level with an eye level oven. There is an inset hob, plumbing for washing machine and space for fridge/freezer. Access from both kitchen and conservatory lead out to the garden. There is also an external WC.

The first floor comprises master bedroom with built in wardrobes and also enjoys a bay window. Bedroom 2 is an excellent sized double, with a wash hand basin and looks onto the rear garden. There are a further 2 good sized rooms, one a double the other a large single which is currently used as an office. The bathroom requires updating but has a separate shower cubicle, bath, wash hand basin and WC.

A particular selling point to this spacious family home is the large and secluded rear garden. Ideal for a keen gardener or a family. There is also a brick built, tiled roofed shed for storage & potting.

Further benefits include gas central heating, double glazing, driveway parking and garage. Viewings are highly recommended.

Location

The property is set in a convenient location with easy access to the local towns of Poole & Bournemouth & with a Community Centre, pharmacy & convenience store all close by.

Directions

Proceed North East out of Poole along Longfleet Road and continue along Ringwood Road. Carry along for a couple of miles turn right at the mini roundabout onto Herbert avenue then left into Manor Avenue, immediately on your right is Evering Avenue. The house can be found a short distance down the road on the left hand side.

Property Measurements

Living Room - 4.29m (14'1) into bay x 3.8m (12'6) max

Dining Room - 3.69m (12'1) x 3.38m (11'1)

Kitchen - 4.34m (14'3) x 2.15m (7'1)

Conservatory - 4.13m (13'7) x 3.61m (11'10)

Master Bedroom - 4.29m (14'1) max x 4.27m (14'0) into bay

Bedroom 2 - 3.7m (12'2) x 3.38m (11'1)

Bedroom 3 - 3.92m (12'10) x 2.65m (8'8)

Bedroom 4 - 3.16m (10'4) x 2.41m (7'11)

Bathroom - 2.7m (8'10) x 2.2m (7'3)



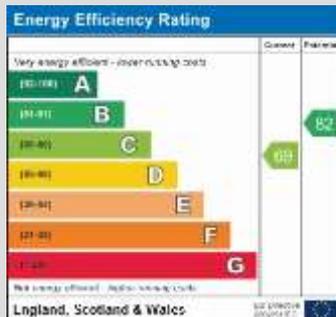
Evering Avenue, Poole, Dorset

A 4 BEDROOM DETACHED HOUSE WITH A LARGE GARDEN, DRIVEWAY AND GARAGE. Requiring some modernisation situated in a popular residential location within catchment for local schools.

- Vendor suited • View to appreciate
 - Spacious reception rooms
- Conservatory • Large rear garden
 - Garage

Ref: 649693

Price £397,500





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2018

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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