



**Corbiere Avenue, Alderney
Poole, Dorset, BH12 4JN**

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Freehold Price £325,000

Set on a quiet road in a popular location is this well-proportioned detached bungalow with 2 double bedrooms, sitting room, kitchen, and family bathroom. The bungalow has off road parking for 2 cars, a detached garage and sold with no forward chain. The current owners have rented the property out for the last 9 years and have kept the property well maintained. It benefits from a modern kitchen, gas central heating, a new combination boiler, and double glazing. The garden is extremely private and still offers potential for landscaping.

- 2 double bedroom detached bungalow
- Set behind a five bar gate on a quiet residential road of similar bungalows
- Lounge with feature bay window
- Kitchen fitted in a range of cream shaker style units with work tops over that continue to form a breakfast bar and fitted with a hob, extractor, oven, dishwasher, and space for a fridge freezer and washing machine.
- Garage with power and parking space in front for 2 cars
- Family bathroom with shower over the bath
- Over the past 10 years the owners have redecorated internally and externally and replaced the boiler
- Gas central heating and double glazing
- Sold with no forward chain

Corbiere Avenue is a road of predominantly detached bungalows and chalets on good sized plots, situated in Alderney which is an established residential area of Poole. The bungalow is approximately 3 miles from Poole Town Centre with local shops in the area.

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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