

**92 Corbiere Avenue, Poole, Dorset,  
BH12 4JW**

**£349,950  
Freehold**

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**Located in a popular established residential road with similar properties around and close to local schools and Bourne Valley Nature Reserve lies this very well presented detached bungalow. The well-proportioned living accommodation comprises a welcoming entrance hallway, lounge, kitchen/breakfast room, separate dining room leading through to a quality constructed conservatory overlooking the rear garden, two double bedrooms and a modern fitted shower room. There is UPVC double glazing, gas fired central heating, ample off road parking leading to a detached garage plus a good size rear garden that we feel offers a certain degree of privacy and seclusion.**



**PORCH** With panelled ceiling, light point, leads up to UPVC double glazed opaque door which leads through to:

**'L' SHAPED ENTRANCE HALLWAY** A good size entrance hallway with coved ceiling, two light points, loft hatch access providing roof storage space with light, low level cupboard housing the electric consumer unit, dado rail, Drayton thermostat control dial, double panelled radiator, airing cupboard housing the hot water tank with slatted shelving for linen storage and additional locker storage above, doors then lead off to:

**LOUNGE** 14' 5" x 11' 4" into recess (4.39m x 3.45m) Coved ceiling, light point, two wall lights, large UPVC double glazed picture window to front aspect, focal point coal effect fire with stone hearth, inlay and wooden mantel above, radiator, TV and telephone points.

**KITCHEN/BREAKFAST ROOM** 11' 6" x 11' 3" (3.51m x 3.43m) Comprising a range of light ash effect wall and base units to include matching drawers, roll edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, matching breakfast bar peninsular with space for two stools, space for free standing appliances to include cooker, extractor canopy above, washing machine, fridge/freezer and slimline dishwasher, part tiled walls, Glow Worm boiler, textured ceiling, light point, UPVC double glazed opaque door leading out onto the front and rear of the property with UPVC double glazed window to the rear overlooking the garden, lino flooring, double panelled radiator.

**DINING ROOM** 11' 4" x 11' 4" (3.45m x 3.45m) Coved and smooth set ceiling, light point, built in computer desk area with shelving above, cupboard to the side and locker storage, space for table and chairs, radiator, TV point, archway leads through to:

**CONSERVATORY** 12' 4" x 8' 4" (3.76m x 2.54m) A quality conservatory, part brick built in construction with UPVC double glazed windows to the side and rear aspect, UPVC double glazed French doors leading out onto the garden, pitched roof, lino flooring, three power points, radiator.

**BEDROOM 1** 11' 6" into recess x 11' 3" into door recess (3.51m x 3.43m) Coved ceiling, light point, UPVC double glazed window to the front aspect, built in wardrobes with glass sliding door, shelving and hanging space, above the bedhead area there is locker storage, glass shelving to the side and two sets of drawers, double panelled radiator, dressing table with drawers, telephone point.

**BEDROOM 2** 11' 4" x 9' 1" (3.45m x 2.77m) Coved ceiling, light point, UPVC double glazed window, fitted wardrobe with glass sliding door, shelving and hanging space, radiator.





**SHOWER ROOM** 8' 9" x 5' 5" (2.67m x 1.65m)

Comprising of a three piece suite with over size built in shower cubicle, glass door with chrome trim, Triton electric shower, vanity unit with wash hand basin with storage below, low flush WC, white ladder style towel rail, tiled walls and floor, smooth set ceiling, two light points, extractor fan, two UPVC double glazed opaque windows to the side aspect.

**OUTSIDE - FRONT** There is a slightly raised area to one side with stone chippings and a selection of mature plants, trees and shrubbery. A tarmac driveway provides ample off road parking for numerous vehicles which leads up to a **DETACHED GARAGE** with pitched roof, power and light. A gate to the side provides access into:

**OUTSIDE - REAR** Immediately abutting the property is a patio area suitable for outside dining/garden furniture and located to the side is a timber constructed storage shed and there is side door providing access into the garage. A pathway in the centre of the garden leads up to a further patio area located to the rear and either side there are two areas laid out to lawn. Summerhouse with double opening glazed doors and a pitched roof. A selection of mature plants, trees and shrubbery throughout and we feel that the rear garden offers a certain degree of privacy and seclusion.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15239**

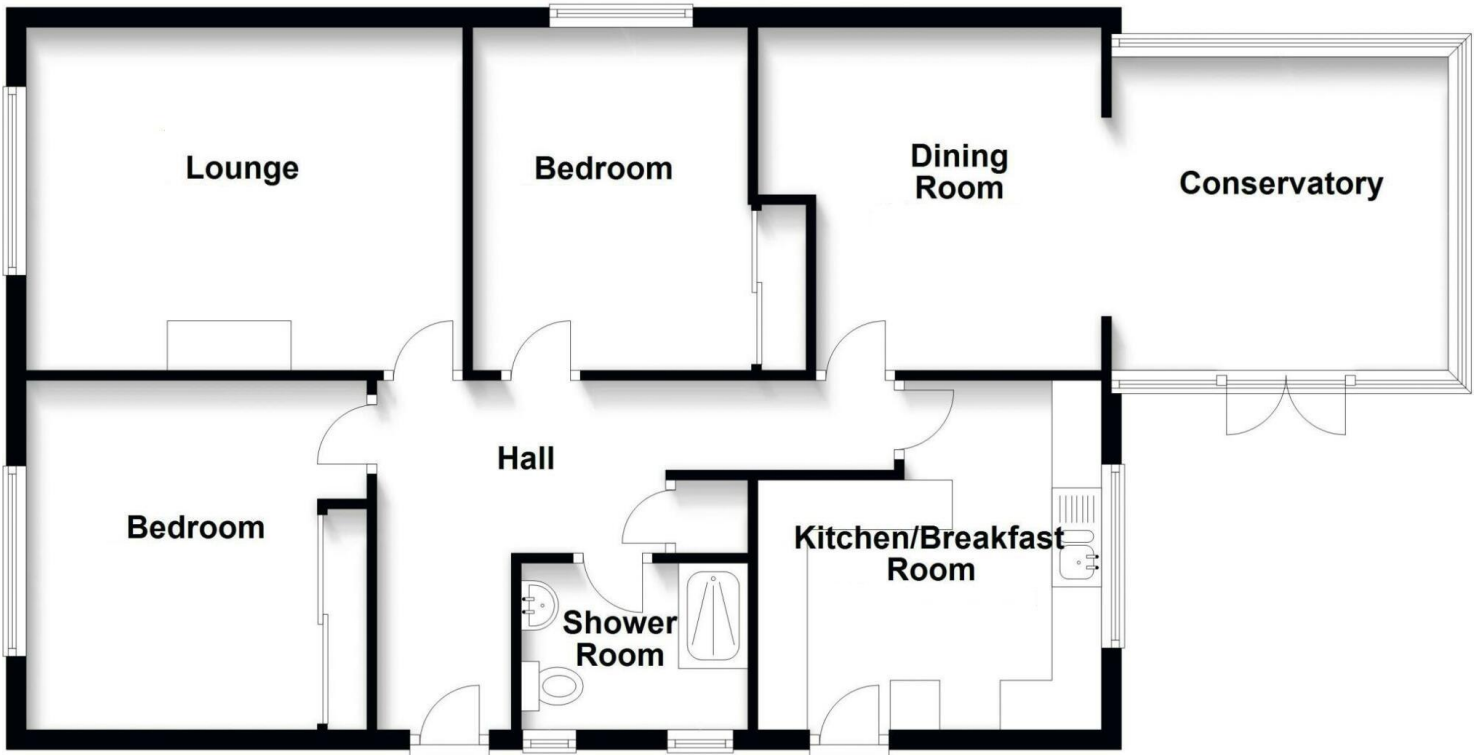


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Ground Floor



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