

**35 Wavell Avenue, Poole, BH17 7HQ**

**£289,950  
Freehold**



**A generous two double bedroom semi-detached home situated in this popular location conveniently situated between the centres of Broadstone and Poole. The property benefits from gas fired heating with radiators and UPVC double glazing, a good size kitchen/dining room, a block paved driveway providing off road parking for a number of vehicles and a good size rear garden with out building. Within walking distance of the house are a number of local amenities and schooling for all age groups. There are good road and bus links to the nearby town centres as well as train links from the nearby station in central Poole.**

**ENTRANCE CANOPY** UPVC double glazed front door leads to:

**ENTRANCE HALL** Smooth plastered ceiling, window to side aspect, engineered oak flooring, glazed door leads to:

**LOUNGE** 14' 5" x 11' 5" (4.39m x 3.48m) Coved and smooth plastered ceiling, window to front aspect, continuation of the flooring from the reception hall, radiator with decorative radiator cover, ornamental fireplace, TV aerial connection, window to front aspect, doorway leads to:

**KITCHEN/DINING ROOM** 17' 10" x 8' 4" (5.44m x 2.54m) In the kitchen area there is a one and a half bowl single drainer sink unit with centre mixer tap with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, integrated fridge/freezer, integrated four ring gas hob with decorative splashback and extractor canopy over, eye level double oven, space and plumbing available for automatic washing machine, window overlooking the rear garden, ceramic tiled floor, coved smooth plastered ceiling. In the dining area there is a continuation of the flooring from the hall and lounge, radiator with decorative radiator cover, wood effect panelling to dado rail height, understairs storage cupboard housing the Vaillant combination boiler serving the heating and domestic hot water supply, UPVC double glazed door leads to the patio and rear garden

**STAIRCASE FROM THE RECEPTION HALL LEADS TO:**

**FIRST FLOOR LANDING** Smooth plastered ceiling, window to side aspect

**BEDROOM 1** 14' 7" x 10' (4.44m x 3.05m) Picture rail surround, two windows to front aspect, radiator, built in double wardrobe

**BEDROOM 2** 11' 1" x 10' (3.38m x 3.05m) Picture rail surround, radiator, window enjoying an outlook over the rear garden

**BATHROOM** Contemporary white suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment, WC with concealed cistern with inset wash hand basin, centre mixer tap and cabinet below, wall mounted mirror cabinet above, tall heated towel rail, fully tiled walls, wall mounted medicine cabinet and window

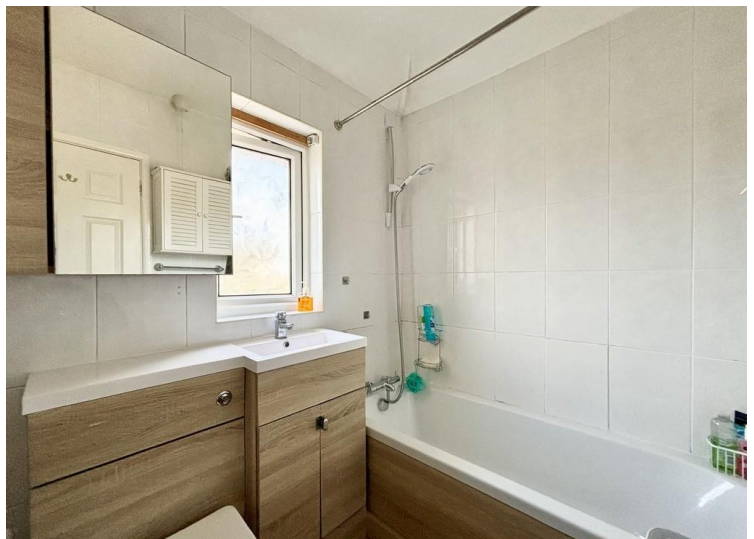


**OUTSIDE - FRONT** To the front of the property there is a generous area of block paved parking accessed over a slightly lower curb, (not a fully dropped curb) enclosed to both side boundaries by timber panelled fencing with concrete posts, there is then an established shrub border. A gate to the right hand side of the house leads to an area of covered paving with outside lighting and in turn the rear garden.

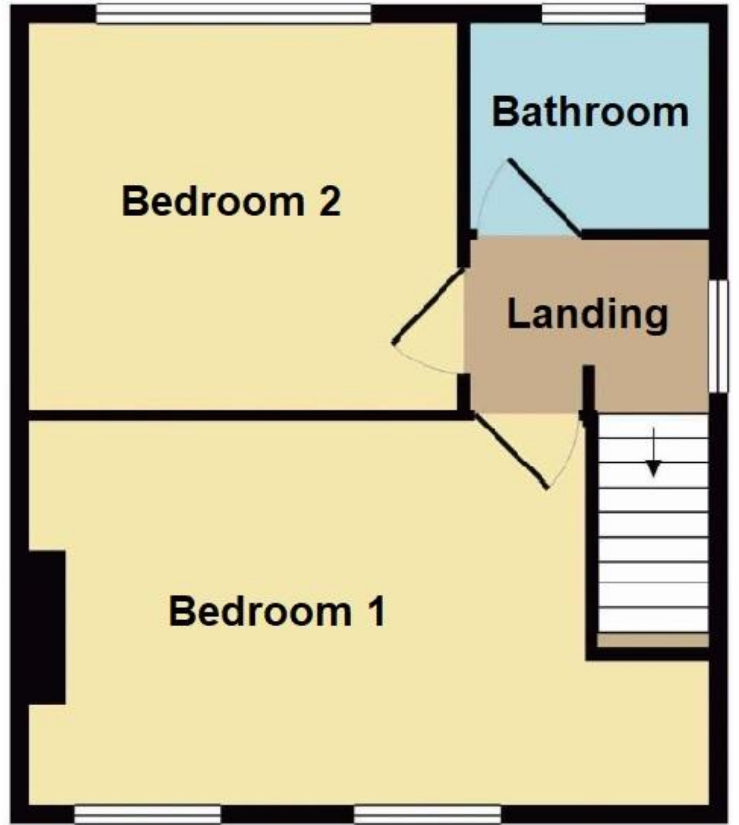
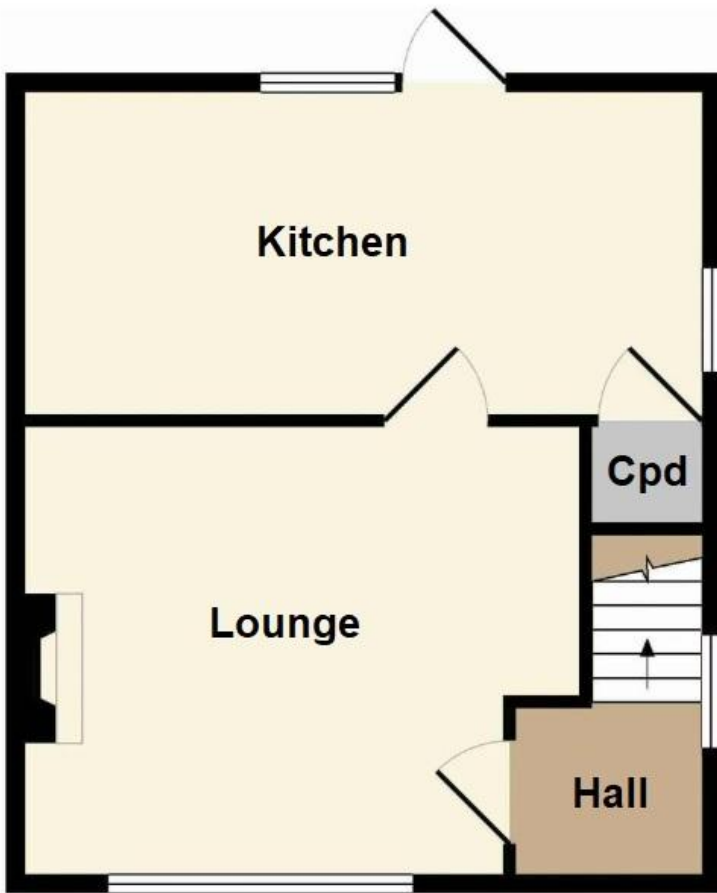
**OUTSIDE - REAR** Running across the full width of the property is a paved patio with water tap and raised borders, this then leads to a further paved section of the garden where there are again borders stocked with a number of plants and shrubs. Within the garden there is a shed, greenhouse and brick built store and the garden is fully enclosed by timber panelled fencing.

**COUNCIL TAX BAND 'B'** 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: 15240**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)