



QQuinn & Co
ESTATE AND LETTING AGENTS

Astbury Avenue, Wallisdown, Poole

- Three double bedrooms
- En-suite bathroom and shower room
- Garage/workshop
- Ample parking

**Offers in excess of
£315,000
EPC Rating '56'**





Property Description

SPACIOUS ENTRANCE HALL

Plenty of storage cupboards, stairs rise to first floor, front aspect UPVC double glazed window.

EXTENDED LOUNGE/DINER

27' 6" x 10' 7" (8.40m x 3.25m) Really spacious room with ample space for a large dining room table and chairs, patio doors lead to rear garden.

KITCHEN

10' 6" x 9' 5" (3.22m x 2.89m) Modern kitchen with built-in double oven, electric hob with cooker hood over, integrated dishwasher, washing machine and dishwasher. Door leads to covered side area.

BEDROOM ONE

13' 1" into bay x 9' 7" (3.99m into bay x 2.93m) Front aspect UPVC double glazed bay window, fitted wardrobes and bedside cabinets.





BEDROOM THREE

9' 5" x 9' 2" (2.88m x 2.80m) Side aspect UPVC double glazed window.

FIRST FLOOR BEDROOM TWO

13' 5" x 12' 3" (4.11m x 3.75m) Measurements taken from floor level, sloping ceiling, storage cupboards, skylight windows, two side aspect UPVC double glazed obscure windows, door leads to:

ENSUITE BATHROOM

Separate shower cubicle, panelled bath, wash hand basin set into vanity unit, low level flush WC, storage, skylight window.

FRONT GARDEN

Partly laid to stone shingle, wide driveway provides off road parking.

REAR GARDEN

Block paved patio, decking and shingled area, bounded by fencing.

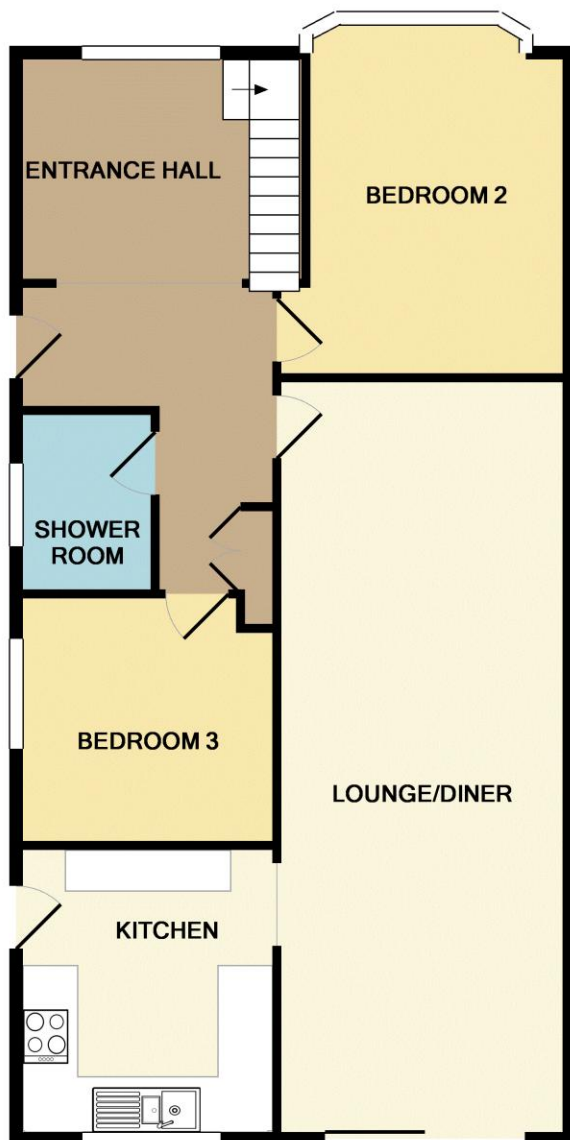
DETACHED GARAGE

Up and over door, power and light.

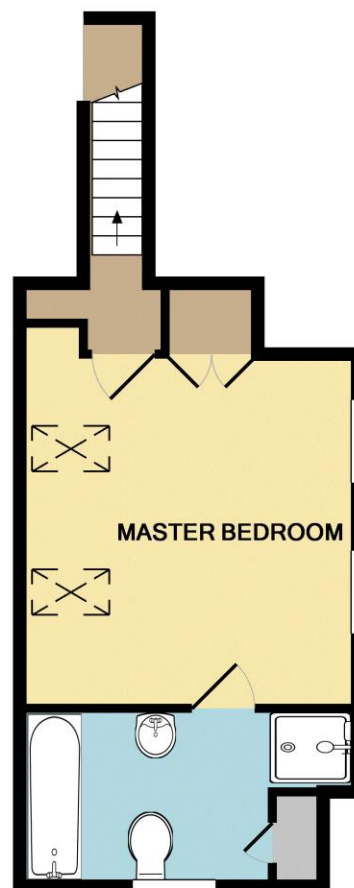








GROUND FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)

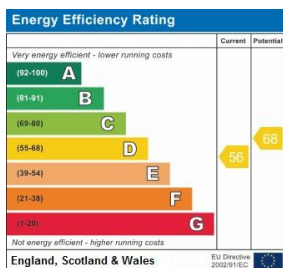


1ST FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 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

Made with Metropix ©2018



413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

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.