



HEARNES

WHERE SERVICE COUNTS

**Corbiere Avenue, Poole
Dorset, BH12 4JJ**

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Freehold Price £279,950

A spacious two double bedroom detached bungalow requiring modernisation and offering excellent value for money. Having had only one occupier since new this is certainly a rare opportunity. The property benefits from double glazing a 90' driveway leading to a detached sectional concrete single garage and an approximately 65' x 35' south facing garden, the rear boundary of which is an established hedgerow backing onto the playing fields of Manorside Academy. It offers potential for extension both backwards and upwards (subject to planning permission)

- Spacious two bedroom detached bungalow
- Requiring modernisation and offering excellent value for money
- One occupier since new
- UPVC double glazing
- Gas central heating via radiators
- Lounge with fireplace, double glazed patio doors to garden send archway to dining area
- 15' kitchen/breakfast room with large window and door to garden



COUNCIL TAX BAND: C

EPC RATING: TBC

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



TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (98.0 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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