

WAVELL AVENUE

POOLE, BH17 7HQ


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GUIDE PRICE £290,000

- No forward chain - Must be viewed
- Semi detached home
- 2 good sized double bedrooms
- Kitchen/diner
- Separate utility
- Modern family bathroom
- Lounge
- Driveway parking
- Secluded rear garden
- Convenient location

This delightful semi-detached house presents an excellent opportunity for families and those looking to downsize. With no forward chain, this property is a must-see for anyone seeking a new home.







Upon entering, you are welcomed into a spacious lounge that offers a comfortable space for relaxation. The kitchen/dining room has an understairs storage cupboard and has previously been used to house a tumble dryer, complemented by a separate utility room, adding to the practicality of the ground floor, along with a convenient downstairs cloakroom.

As you ascend to the first floor, you will find two generously sized double bedrooms. The modern fully tiled family bathroom completes the upstairs accommodation, ensuring that all your needs are met.

Outside, the property boasts a block paved driveway that offers ample parking, along with side access to a secluded rear garden. This private outdoor space is ideal for enjoying sunny days or hosting gatherings with family and friends.

Situated in a convenient location close to the ever-popular Broadstone, this home offers versatile accommodation throughout, making it an ideal choice for a variety of buyers. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to view this lovely family home.

Additional Information
Energy Performance Rating: C
Council Tax Band: B
Tenure: Freehold
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: No
Parking: Private driveway
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



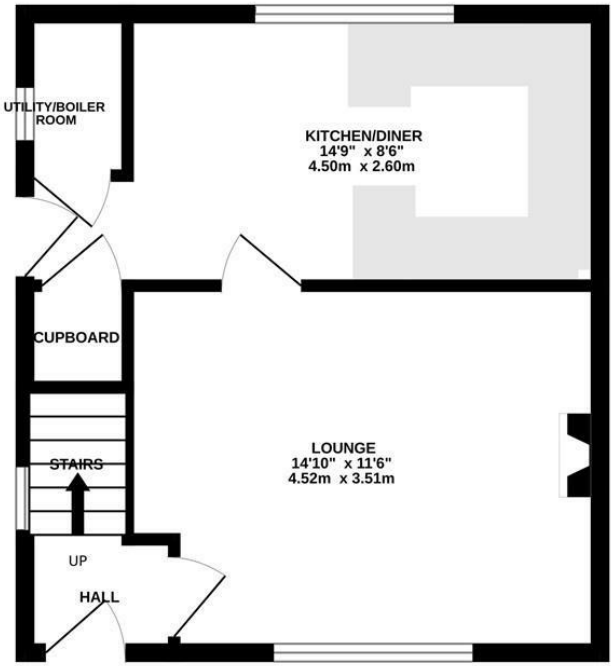




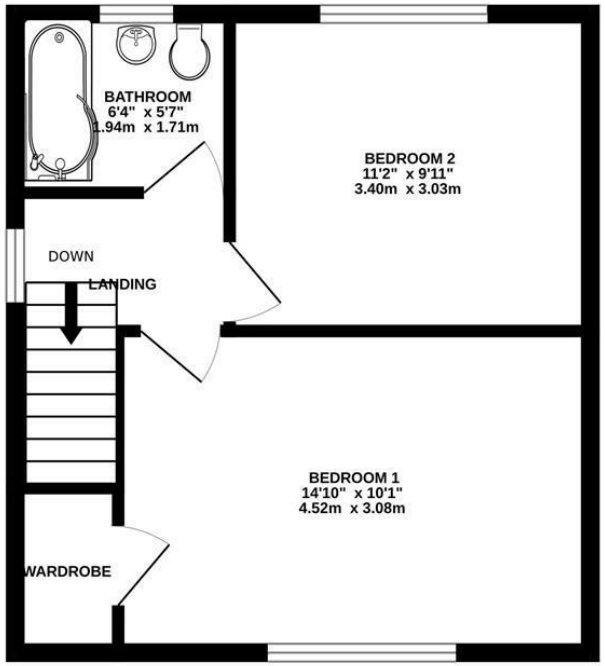




GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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