

LOT
11

30 Berkeley Avenue, Poole, Dorset BH12 4HZ

*GUIDE PRICE £330,000+



A four bedroom detached bungalow of traditional construction set in 0.17 acres and adjacent to Bourne valley nature reserve.

DESCRIPTION

A detached four bedroom bungalow of traditional construction with external cladding for ease of maintenance. The property enjoys a head of cul de sac location, set in 0.13 acres and backing on to the Bourne Valley Nature Reserve. The property offers good sized and versatile accommodation with the benefit of enclosed rear garden, having decked seating areas and artificial lawn, garage, store and on drive parking for several vehicles. The property may offer the potential for further extension and/or development, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Poole Council Planning Department.

LOCATION

Berkeley Avenue is a sought after residential location situated in the catchment area for the Ofsted rated outstanding Manorside Academy and also St Aldhelm's Academy. The area has excellent public transport facilities and a local store, with Tower Park circa 1.5 miles and Poole town centre and harbour circa 3 miles.



ACCOMMODATION

Ground Floor Entrance hall, sitting room, kitchen/breakfast room, conservatory, four bedrooms – one with en-suite bathroom and a family shower room.

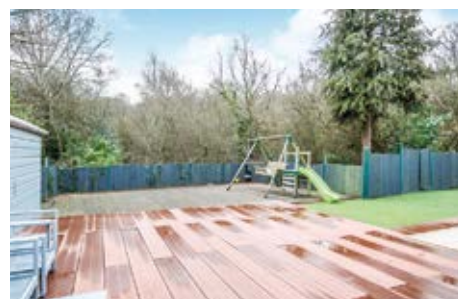
Outside The property enjoys a plot size of 0.13 acres with an enclosed rear garden having the benefit of low maintenance decked seating areas and artificial lawn, storage shed, garage and on drive parking for several vehicles.

EPC

Energy Efficiency Rating – D

AUCTION VALUER

Wendy Alexander



VIEWING ARRANGEMENTS

Strictly by prior appointment with Austin & Wyatt Parkstone 01202 715230. General enquiries Countrywide Property Auctions 01395 275691.