



36 Mossley Avenue, Wallisdown BH12 5DQ

£270,000

 2  1  2  E



Castleman Estate Agents are pleased to offer for sale this detached bungalow requiring a programme of modernisation throughout.

The property would make an ideal refurbishment project and thanks to the generous size of the rear garden it offers potential for an extension (subject to any necessary permissions) that could see it turned into a three bed home whilst still retaining a good sized garden.

The property is situated close to the shops and facilities of Wallisdown and is offered for sale with vacant possession and no forward chain.

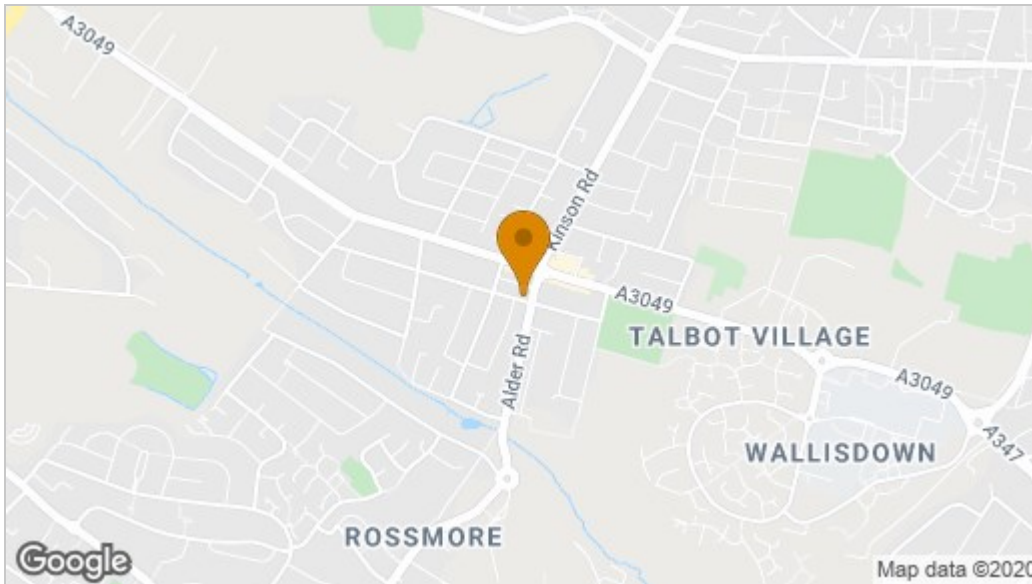
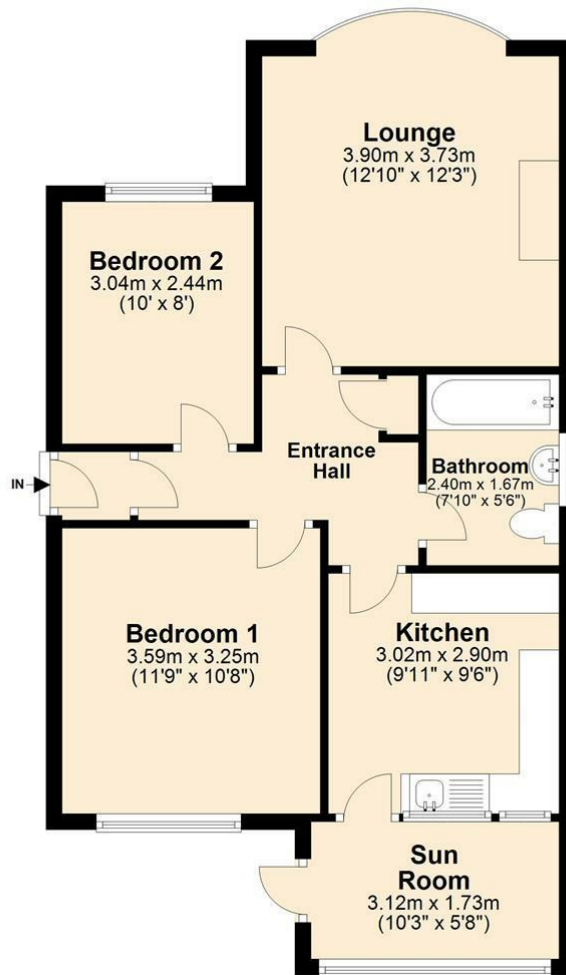
- Detached Bungalow
- Potential to Extend (STP)
- Good Sized Garden
- Convenient Location
- No Forward Chain
- Two Double Bedrooms
- Off Road Parking
- Ideal Refurbishment Project
- Vacant Possession
- Full Modernisation Required





Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



Viewing

Please contact our West Moors Office on 01202 117288 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		50
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		63
(81-91) B		
(69-80) C		31
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		