



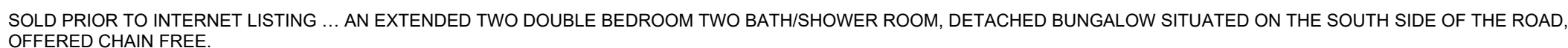
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28 Wavendon Avenue, Barton On Sea, Hampshire, BH25 7LS
Asking Price £499,950

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- Sold prior to internet listing
- Two double bedroom detached bungalow
- Master bedroom with en suite shower room
- Main bathroom and separate WC
- Large kitchen/dining room
- Living room with French doors opening onto the rear garden
- Driveway and garage
- South facing, sunny and private rear garden
- Gas fired central heating with Wooster boiler
- Double glazed
- Room for improvement with scope for some modernisation
- Chain free and key to view





Outside: The front offers off road parking for multiply vehicles in turn leading to the garage. The rear garden is south facing which is laid to lawn with mature hedging and shrub borders.

EPC: D, Council tax band: D, Tenure: Freehold

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TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features 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 is as to their operability or efficiency can be given.

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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