



31 NEW ROAD, WOODLANDS, WIMBORNE, DORSET, BH21 8LR

PRICE: £275,000 FREEHOLD

A 2 BEDROOM TERRACED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC IN A POPULAR VILLAGE.

SUMMARY:

Presented in good decorative order, the property benefits from electric heating and UPVC double glazing. The sellers have modernised and refurbished it over the last 8 years.

A covered entrance porch leads to a central reception hall with access to the loft (which houses the pressurised hot water cylinder.)

AT A GLANCE

- 2 bedrooms
- Lounge/dining room
- Kitchen breakfast room and utility/boot room
- Nicely enclosed garden
- Cul-de-sac position



DESCRIPTION:

The lounge/dining room has a large picture window to the front. The kitchen/breakfast room has hand-painted units, ample worktops, Bush range cooker (with 8-burner Calor gas hob, 2 electric ovens and grill), extractor, space for fridge, and French doors to the rear garden.

To the front there is a useful utility/boot room with space and plumbing for washing machine, space for freezer, and coat hanging space.

There are 2 bedrooms and a bathroom with bath (with shower and screen above), wash basin and WC.

The front garden is bounded by a low timber fence and a pedestrian gate, and has a lawn and a footpath to the front door. The nicely enclosed rear garden has a raised timber sun deck, a lawn, a timber shed, bench seating, raised flower beds and a rear gate to a parking area.



LOCATION:

Woodlands has a church and a village hall, and is set about 9 miles north of Wimborne and close to the larger settlement of Verwood which offers a range of amenities. The renowned Remedy Oak Golf Club is close by, and there is good road access to Ringwood and the M27.

COUNCIL TAX:

Band B

DIRECTIONS:

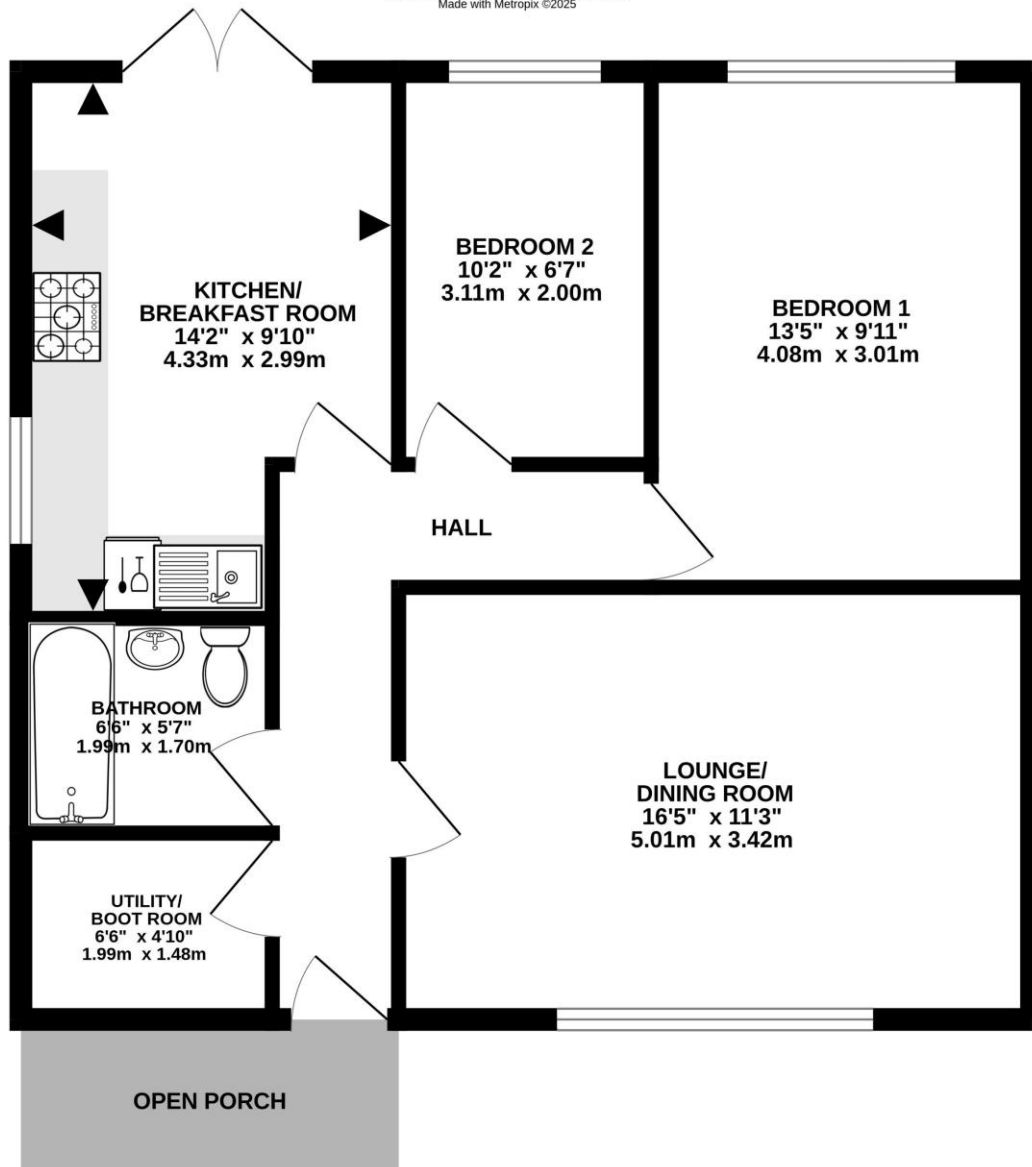
From Verwood, proceed along Verwood Road into Woodlands village. Take the first turning on the left into New Road. Take the first left turn into the cul-de-sac, and number 31 can be found on the right hand side.



NOT INCLUDING OPEN PORCH

TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 27 F | |
| 1-20 | G | | |

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