



20 ACACIA AVENUE, VERWOOD, DORSET, BH31 6XG

£400,000 FREEHOLD

A SPACIOUS AND ATTRACTIVE 3 BEDROOM DETACHED BUNGALOW WITH GARAGE, AMPLE OFF ROAD PARKING AND LOW MAINTENANCE GARDENS, FOR SALE WITH NO FORWARD CHAIN, IN A QUIET RESIDENTIAL AREA.

SUMMARY:

The property benefits from gas central heating, UPVC double glazing, a conservatory, a modern kitchen and 2 well presented shower rooms.

An integral entrance porch leads to a central reception hall with airing and storage cupboards, and a loft access. The living/dining room features a stone fireplace (with gas fire), and a sliding patio door to the rear conservatory which has French doors to the garden.

AT A GLANCE

- 3 bedrooms & 2 shower rooms
- Modern kitchen
- Living/dining room & conservatory
- Garage ample parking & low maintenance gardens
- NO FORWARD CHAIN



DESCRIPTION:

The modern kitchen has an excellent range of units and worktops, Hotpoint electric double oven, ceramic hob, extractor, space and plumbing for washing machine and dishwasher, Worcester gas central heating boiler, space for upright fridge-freezer, and door to outside.

Bedroom 1 has 2 fitted double wardrobes and an en suite shower room (with shower, WC, wash basin) and bedroom 2 has fitted wardrobes and high storage cupboards. There is a third bedroom, and a modern family shower room with fully tiled walls, shower cubicle (with Bristan electric shower), wash basin, concealed cistern WC and an excellent range of storage cupboards.

The front garden is bounded by a low wall, and has a block paved area and a tarmac driveway, flanked by shrubs which provides ample off road parking. The attached garage has an up-and-over door and a side door. A side gate leads to the nicely enclosed rear garden which has been arranged for ease of maintenance, with a paved patio, block paved terracing, gravel areas, brick raised beds and a timber shed.



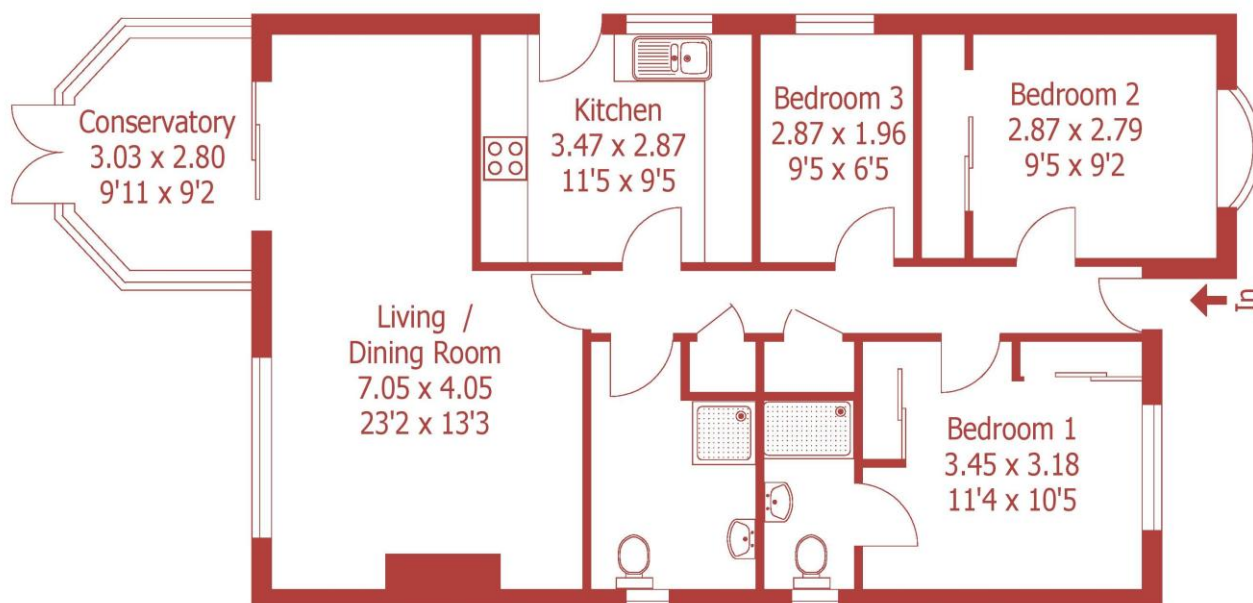
LOCATION: Verwood is a popular town about 10 miles from Wimborne, enjoying good road connections for the A31 and A338, with the nearest railway station at Christchurch (12 miles), and buses to Poole, Ringwood and Bournemouth. There is a good range of shops, an Italian restaurant, takeaways and a theatre/entertainment venue known as The Hub. An excellent selection of sports is on offer including football, rugby, cricket and bowls, many of which are held at the 12-acre Potterne Park play area. There are 3 First Schools and a Middle School, and Upper Schools are available in Wimborne and Ferndown.

COUNCIL TAX: Band D

DIRECTIONS: From Three Legged Cross, proceed towards Verwood on the B3072. Proceed into the village, passing Potterne Park on the right hand side. Take the second right into Newtown Road. With the doctors' surgery on the left, turn right into Lake Road, which becomes Woodlinken Drive. Turn right into Woodlinken Close, left into Woodlinken Way, and right into Acacia Avenue.



Approximate Gross Internal Area :- 89 sq mt / 959 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 85 B |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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