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OWLS ROAD
VERWOOD, BH31 6HL



GUIDE PRICE £258,000

- VACANT POSSESSION
- NO FORWARD CHAIN
- IDEAL FIRST TIME BUY/BUY TO LET
- TERRACED HOUSE
- RECENTLY RECARPETED & DECORAGED
- 2 BEDROOMS
- LOUNGE/DINING ROOM
- PRIVATE REAR GARDEN
- DRIVEWAY & GARAGE IN A BLOCK
- QUIET RESIDENTIAL LOCATION

Upon entering, you are greeted by a generous dual aspect lounge/dining room, which features an understairs storage cupboard and a delightful archway leading to the kitchen. The kitchen is well-appointed with beach effect eye and base level units, complete with chrome handle detailing. It boasts a four-ring electric hob, an electric fan-assisted oven and grill, ample space for a washing machine and a large fridge freezer, tiled splashback and floor, while French doors from the dining area open out to the private rear patio and garden perfect for outdoor entertaining.

Upstairs, the landing provides access to two comfortable bedrooms. The main bedroom, located at the front, benefits from built-in wardrobes and two windows that fill the room with natural light. The second bedroom is a versatile small double or large single, ideal for guests or as a home office. Both bedrooms are serviced by a well-appointed family bathroom, featuring a wall-mounted Mira shower unit, a shower screen over the bath,



vanity storage, and vinyl flooring.

Externally, the property boasts its own gravel driveway, providing parking for one vehicle, along with a path leading to the front entrance. The rear garden laid to patio and shingle, with a pedestrian door leading to the alleyway and a single garage located in a nearby block, accessible via an up-and-over door.

With vacant possession and no forward chain, this beautifully presented home is ideally situated within easy reach of local amenities, making it a must-see for those looking to settle in a peaceful residential area.

Additional Information

Energy Performance Rating: D

Council Tax Band: B

Tenure: Freehold

Flood Risk: Rivers and sea risk is very low which means that this area has a chance of flooding of less than 0.1% each year. – Surface water risk is high risk which means that this area has a chance of flooding of greater than 3.3% each year but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Driveway private and garage in a block

Utilities: Electric room heaters, mains gas, mains water

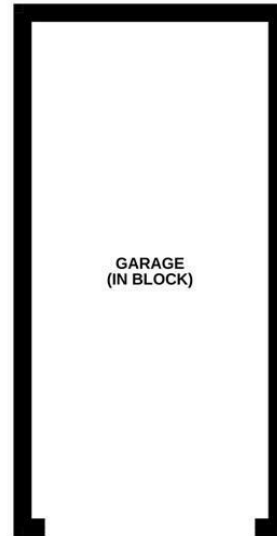
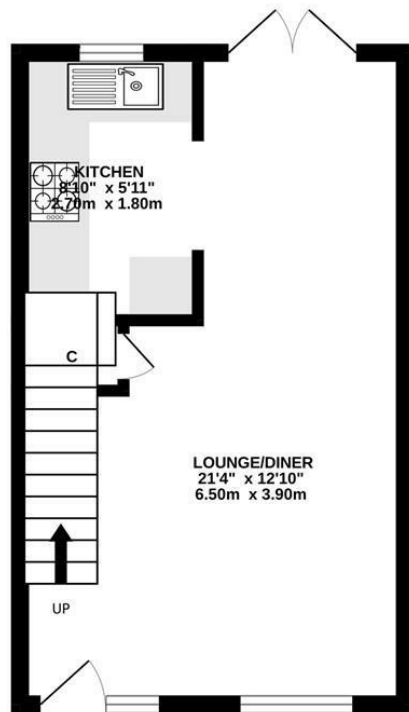
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

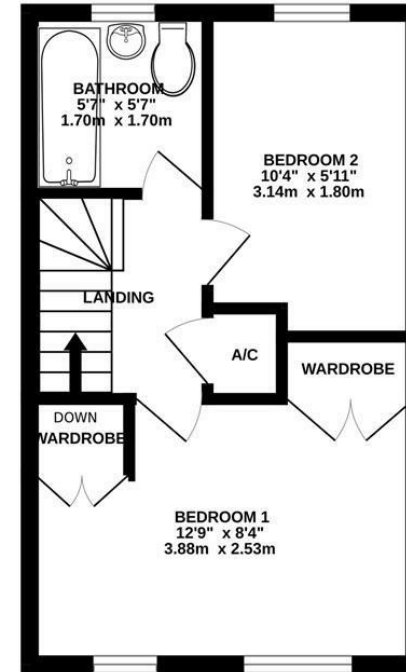
Mobile Signal: Refer to Ofcom website



GROUND FLOOR



1ST FLOOR



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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