

Local expertise with powerful national marketing



ALBION WAY
VERWOOD, BH31 7LT



GUIDE PRICE £425,000

- DESIRABLE LOCATION
- QUIET CUL DE SAC
- DETACHED FAMILY HOME
- SPACIOUS LOUNGE DINING ROOM
- SUNNY REAR GARDEN
- 3 WELL PROPORTIONED BEDROOMS
- ENSUITE SHOWER ROOM
- SINGLE GARAGE
- DRIVEWAY
- CONSERVATORY

NO FORWARD CHAIN - Located in a tranquil CUL-DE-SAC on the desirable Albion Way in Verwood, this charming three-bedroom DETACHED HOUSE has been meticulously maintained, showcasing a welcoming atmosphere that is ideal for families.



Upon entering, you are greeted by a spacious lounge dining room, perfect for entertaining guests or enjoying family time. The addition of a conservatory enhances the living space, allowing natural light to flood in and providing a lovely view of the sunny rear garden. This outdoor area is an excellent spot for relaxation or al fresco dining during the warmer months.

The house features three well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room, ensuring privacy and comfort. A downstairs cloakroom adds to the practicality of the home, making it suitable for both residents and visitors alike.

For those with vehicles, the property includes a single garage and a driveway that accommodates up to three vehicles, providing ample parking space.

This delightful home is situated within a sought-after development, offering a peaceful environment while still being conveniently close to local amenities. With its attractive features and prime location, this property is an excellent opportunity for anyone looking to settle in Verwood.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & single garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

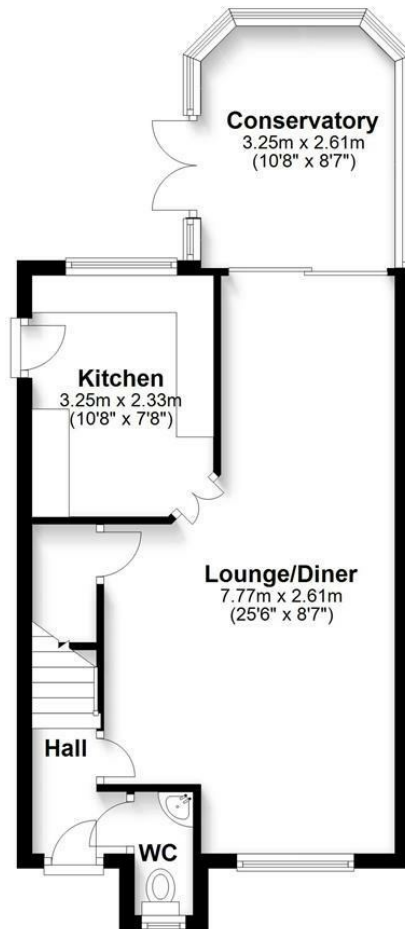
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



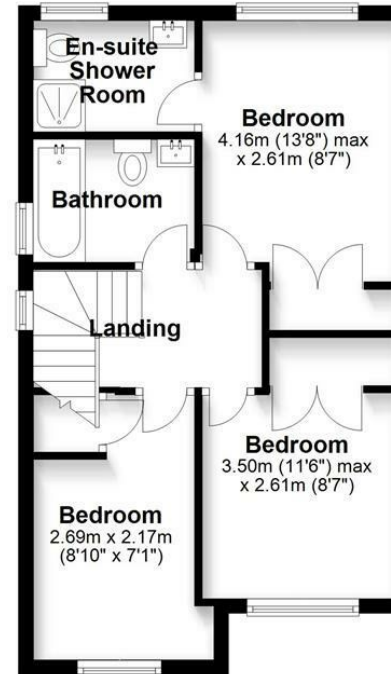
Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 88.1 sq. metres (948.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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