

OWLS ROAD

VERWOOD, BH31 6HL



£1,400 PER MONTH

- Semi-Detached House
- Spacious Living Room
- Separate Kitchen/Dining Room
- White Bathroom Suite
- Three Bedrooms
- Private & Enclosed Rear Garden
- Garage in a Block with Off Road Parking

The front of the property is accessed via a double glazed door to the front that leads into the entrance hall with the staircase to the first floor.

The Sitting Room is a lovely cosy room with a window to the front aspect that overlooks the front garden, television point and under stairs cupboard and a further door leads into the Kitchen/diner with a range of modern wall and floor mounted units with work surfaces above and incorporates a one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated oven with induction hob and extractor hood above, space and plumbing for a washing machine and also a dishwasher and space for an upright fridge/freezer.

Upstairs the first floor landing space has a loft access, airing cupboard housing the hot water cylinder and shelving and doors lead to all further rooms.

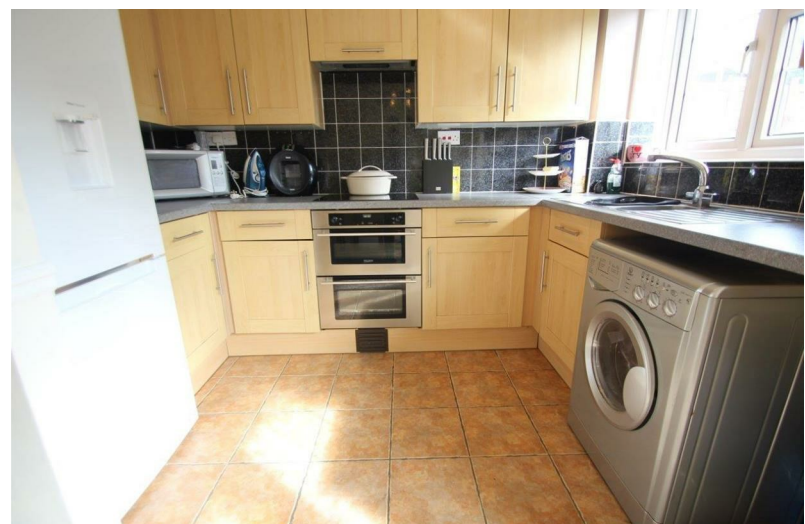
The master bedroom is a generous sized double room and has a double glazed window to the front aspect and is newly fitted with a range of bedroom furniture which comprises wardrobes, drawer units and a dressing table. Bedroom Two is also a further good sized double room and has a double glazed window to the rear aspect and mirror fronted sliding door fitted wardrobes. Bedroom Three has a double glazed window to the front and fitted wardrobes and drawer unit.

The family bathroom has a modern white suite that comprises a panelled bath with taps, folding shower screen and 'Mira' electric shower over, pedestal wash hand basin, low level W.C and heated towel rail.

The front garden is laid to lawn with flower beds and has a path that leads down the side of the property which gives access to the rear via a timber gate.

The Rear garden is a lovely private and enclosed space and has been laid to ease of maintenance by the current owners and has a large decked seating area, ideal space for a barbecue and then leads down to the 'Astro turf style lawn' and also has a further decked, raised seating area to the rear. The whole area is fenced and bound for privacy. A short distance away from the property is a garage in a block with further off road parking available.

Energy Performance Rating E





These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ferndown, Dorset BH22 9AU

01202 039918

www.edwardstates.co.uk