

EDWARDS  
ESTATE AGENTS

LAKE ROAD  
VERWOOD, BH31 6BU



# GUIDE PRICE £440,000

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- AWAITING PROBATE
- DETACHED BUNGALOW
- PREMIER LOCATION
- 3 WELL PROPORTIONED BEDROOMS
- RAMP ACCESS TO THE REAR
- CONSERVATORY
- LARGE LOUNGE
- EXTENSIVE GRAVELLED DRIVEWAY
- DETACHED GARAGE
- PRIVATE REAR GARDEN

Located in a tranquil and SOUGHT-AFTER AREA of Verwood, this charming three-bedroom DETACHED BUNGALOW on Lake Road is situated in a PEACEFUL POSITION, while still being CLOSE TO LOCAL AMENITIES.



Upon entering, you will find a welcoming reception room that serves as the heart of the home. The bungalow features three well-proportioned bedrooms, each offering ample space and natural light, making them perfect for family living or guest accommodation.

The property also boasts a private rear garden, a delightful outdoor space where you can enjoy the fresh air and sunshine, perfect for gardening enthusiasts or those who simply wish to unwind in a peaceful setting. Additionally, the bungalow includes a garage, providing convenient storage or parking options.

This delightful home is perfect for those seeking a low-maintenance lifestyle in a desirable location. With its appealing features and inviting atmosphere, this bungalow is a wonderful opportunity for families, retirees, or anyone looking to enjoy the charm of Verwood living. Don't miss the chance to make this lovely property your own.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Accessibility / Adaptations: Lateral living, level access & ramp access and handrail at the rear

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

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & detached garage

Utilities: Mains electricity, mains gas, mains water

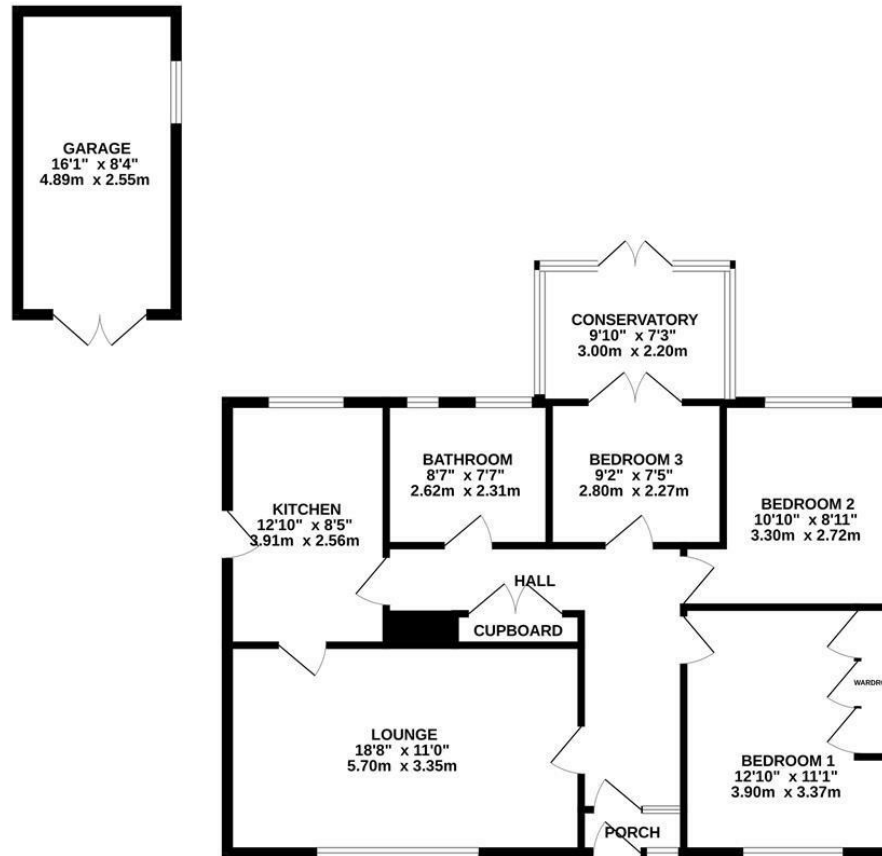
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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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A photograph of a garden with a stone patio, a wooden fence, and a conservatory. The conservatory has large glass windows and a wooden bench. There are two black metal chairs and a table on the patio. A wooden shed with a thatched roof is in the background, containing stacks of firewood. A large tree with autumn-colored leaves is on the left. A black banner with white and blue text is in the top right corner.

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