EDWARDS
ESTATE AGENTS

ALBION WAY

VERWOOD, BH31 7LS

ECO 40-60
COTTON
SYNTHETICS
HYGIENE STEAM
RINSE+SPIN
DRAIN / SPIN
DRUM CLEAN
10 YEAR WARRANTY
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GUIDE PRICE £300,000

- Mid terrace family home
- Close to Crane Valley Golf Course
- 2 double bedrooms
- Easy walking distance to Dewlands Common
- Modern kitchen
- Generous lounge dining room
- Conservatory
- Family bathroom & downstairs WC
- Private westerly facing rear garden
- Driveway & garage in a block

This delightful mid-terrace family home offers two double bedrooms and is perfect for families looking for a well-located family home. Situated close to the renowned Crane Valley Golf Course and Dewlands Common, A site of special scientific Interest, this home is ideal for those who appreciate nature and outdoor activities.

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Downstairs, there is a modern kitchen and generous lounge dining room, which boasts a large understairs storage cupboard, providing ample space for your belongings. The lounge seamlessly connects to a lovely conservatory, allowing natural light to flood the space and offering a perfect spot for relaxation or entertaining guests.

Upstairs, you will find two well-proportioned double bedrooms. The second bedroom features built-in wardrobes, ensuring that storage isn't an issue. A family bathroom is conveniently located on this floor, while a downstairs cloakroom adds to the practicality of the home.

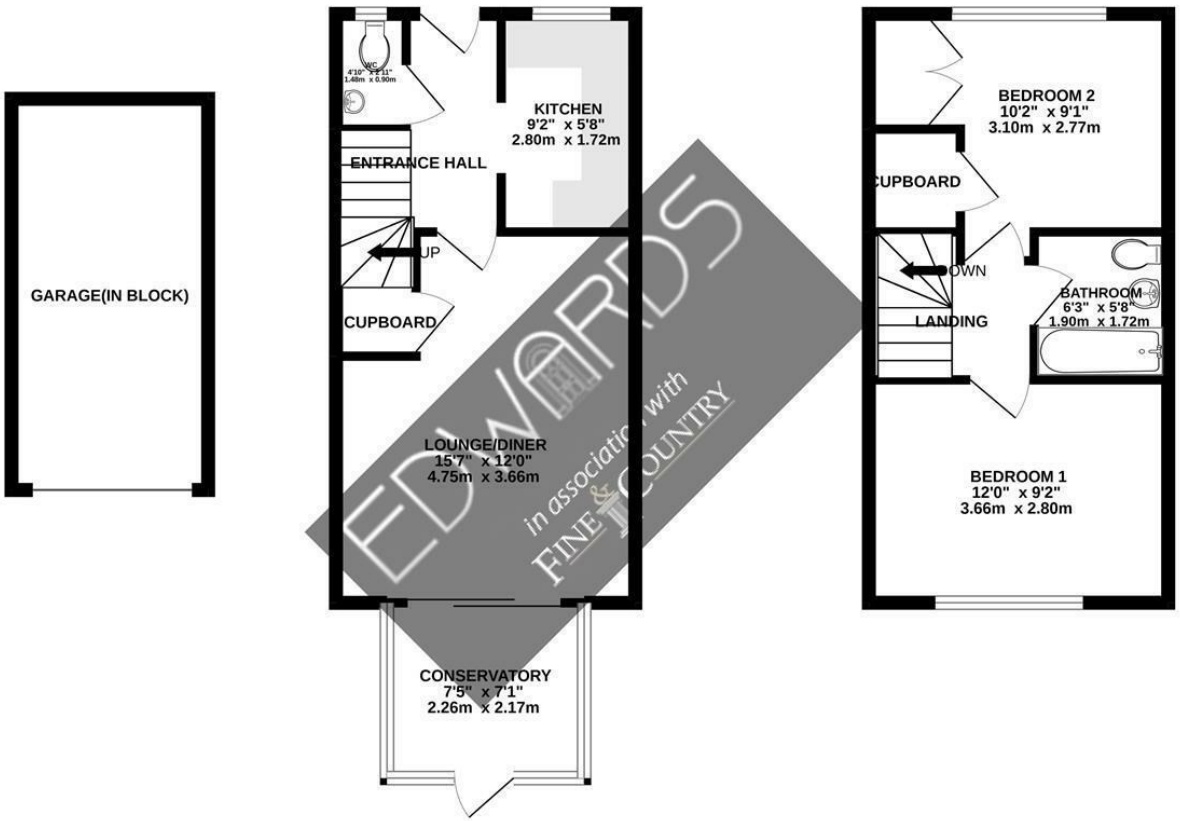
The private westerly facing rear garden provides a serene outdoor space to enjoy morning coffee or unwind after a long day.

Additionally, the property benefits from a driveway and a garage located in a block, offering secure parking and extra storage options.

Additional Information
Energy Performance Rating: C
Council Tax Band: C
Tenure: Freehold
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: Garage in a block
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595