



15 Acacia Avenue, Verwood BH31 6XF
£379,000

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15 Acacia Avenue, Verwood BH31 6XF

- Detached Bungalow
- Three Double Bedrooms
- Delightful Rear Garden
- Well-Regarded Schools Nearby
- Vacant Possession
- Spacious Accommodation Throughout
- En Suite Shower Room
- Garage & Driveway Off Road Parking
- Close to Shops & Facilities
- No Forward Chain



A delightful detached bungalow set within a popular residential area of Verwood, in close proximity to a range of shops, facilities and transport links. Acacia Avenue is situated just a short distance from the centre of Verwood with its wide range of national and independent retailers.

The entrance hall, which has a useful storage cupboard and an airing cupboard, leads through to a generously sized lounge/dining room with sliding patio doors providing an outlook and direct access to the delightful rear garden. The kitchen/breakfast room has a range of base and eye level units with ample space for appliances, as well as a further side door to the driveway and garage.

There are three double bedrooms, with the master bedroom benefiting from a range of built in furniture as well as a modern en suite shower room. The second bedroom also benefits from having built in storage. The main family bathroom also has a useful walk-in bath.

A driveway to the side of the property provides off road parking for several vehicles and leads to the garage, which has an electronic roller shutter door and is ideal for extra vehicle parking or additional storage. The charming rear garden has been well cared for and offers a good degree of privacy, with areas of patio, lawn and various flower beds.

Road transport links are nearby providing easy access to West Moors, Ferndown, Ringwood and Bournemouth, as well as further afield via the M27. Local bus stops are also located close by, providing transport to Ringwood, Bournemouth or Poole. The property is also situated within the catchments for well-regarded schools.

A delightful bungalow in a sought after location, which must be viewed to be fully appreciated. Offered for sale with vacant possession and no forward chain.



Entrance Hall

Lounge/Dining Room 24'4" max x 14'3" max (7.44 max x 4.36 max)

Kitchen 11'2" x 9'6" (3.42 x 2.91)

Bedroom 1 11'10" x 10'6" (3.62 x 3.21)

En Suite Shower Room

Bedroom 2 10'11" x 9'6" (3.33 x 2.91)

Bedroom 3 9'6" x 7'6" (2.91 x 2.29)

Bathroom

Garage 18'5" x 7'10" (5.63 x 2.41)

Tenure
Freehold

Council Tax
Band D - Dorset Council

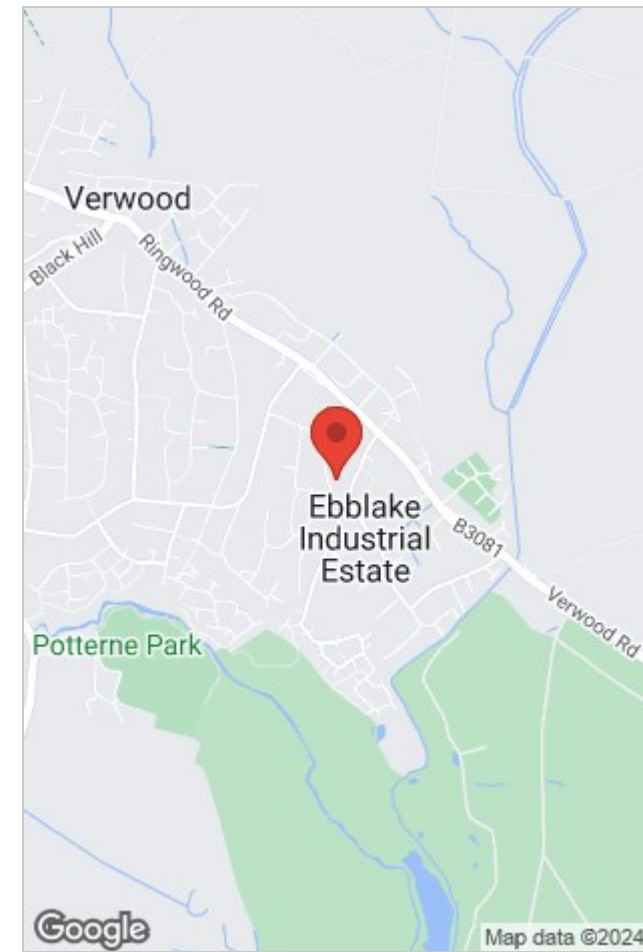


Ground Floor
Approx. 97.2 sq. metres (1046.3 sq. feet)



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

This floorplan is provided for guidance only and is not to scale
Plan produced using PlanUp.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | | | |
|---|---------|--|---|---|-----------|-------------------------|--|
| | Current | Potential | | Current | Potential | | |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 87 | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our Verwood Office on 01202 117288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.