

Church Road, Three Legged Cross, Wimborne BH21 6RF
Guide price £300,000





A delightful end-of-terrace house, conveniently situated just a short walk from the parks, shops and facilities of Three Legged Cross. West Moors, Ferndown and Verwood town centres are also nearby, as well as easy road transport links to Ringwood, the New Forest, Bournemouth and further afield by the M27. The popular Moors Valley Country Park is just a short drive away, with the well-regarded Three Legged Cross nursery and first schools also being in close proximity.

The property offers generously sized and well-presented accommodation throughout. The front door opens through into the welcoming entrance hall with a useful understairs study area and a WC. The spacious front aspect lounge overlooks the front garden and has a feature fireplace and plenty of space for sizeable furniture. A door leads through to a separate dining room to the rear, and this in turn leads to the modern kitchen overlooking the garden and a small conservatory, which provides access to the rear garden.

From the first floor landing, doors lead into three good sized bedrooms and the modern family bathroom with shower. The master and second bedroom both benefit from fitted wardrobes. Upstairs, you will also find three storage cupboards, one of which is currently being used as a small utility area. To the rear of the property there is a charming garden, fully enclosed by fencing and with expansive patio and lawn areas and a shed. There is ample space for garden furniture, plus there are a selection of borders, shrubs and a small fish pond. To the front of the property there is a spacious green area separating the property from the road, with the front garden also being screened by hedging, providing a peaceful and private setting.

As well as plenty of unrestricted on-road parking to the front, there is also a hard standing area to the rear of the property, which can be opened up and secured by gates.

This delightful and much-loved home now awaits new owners to enjoy all that it has to offer.





- Spacious End of Terrace House
- Three Good Sized Bedrooms
- Lounge & Separate Dining Room
- Modern Kitchen & Bathroom
- Study Area & Downstairs WC
- Gas Central Heating & UPVC Double Glazing
- Generously Sized Rear Garden
- Rear Access Off-Road Parking
- Popular School Catchments
- Short Walk to Parks, Shops & Facilities

Entrance Hall

Lounge

18'2" x 11'5" (5.56 x 3.48)

Dining Room

8'9" x 7'10" (2.69 x 2.40)

Kitchen

8'4" x 7'10" (2.55 x 2.40)

Downstairs WC

Stairs Leading to First Floor

Bedroom 1

14'9" x 11'5" max (4.52 x 3.48 max)

Bedroom 2

11'3" x 8'5" (3.44 x 2.59)

Bedroom 3

7'10" x 7'7" (2.41 x 2.33)

Bathroom

Rear Garden

34'5" x 33'1" approximate main garden area (10.5 x 10.1 approximate main garden area)

Tenure

Freehold

Council Tax

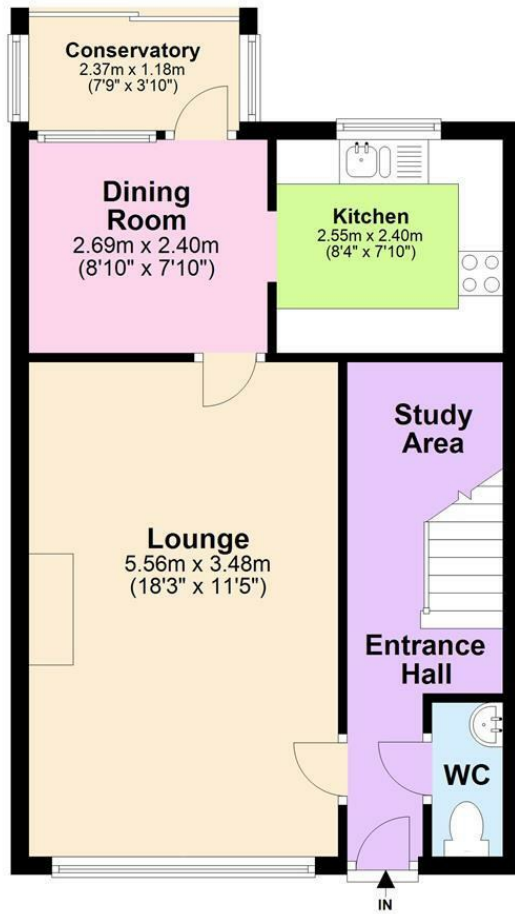
Band C - East Dorset Council





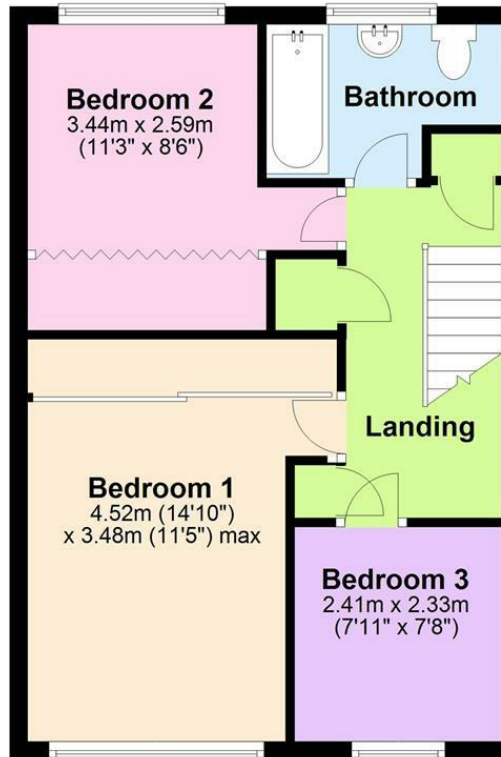
Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



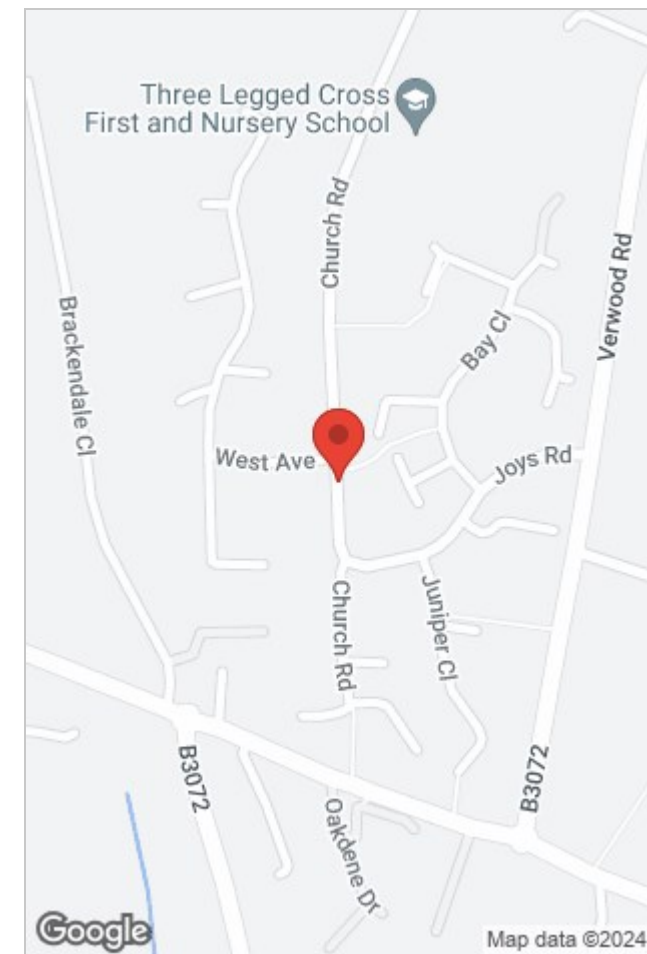
First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 89.0 sq. metres (957.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing 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.

7 Station Road, Verwood, BH31 7PY

Tel: 01202 117288 | Email: info@castlemanestateagents.co.uk

www.castlemanestateagents.co.uk