



33 Acacia Avenue, Verwood BH31 6XF
£370,000

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A delightful detached 3 bedroom 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 leads through to a spacious lounge/dining area with one sliding patio door which lead into a bright, airy conservatory that overlooks and provides access to the good sized rear garden. The kitchen is fitted with a range of base and wall units with an integrated oven and plenty of space for appliances.

There are 3 good sized bedrooms, the main which has the benefit of a ensuite cloakroom. All bedrooms benefit from having a range of built in furniture. The bedrooms are all serviced by a shower room with a good size double shower, W.C and sink.

To the front of the property there is a tarmacked driveway that provides good off road parking and leads to the garage which is ideal for additional storage. The rear garden is delightful and offers a range of areas such as lawn, paving, gravel and various flower beds and hedges,





- Detached Bungalow
- Three Bedrooms
- Conservatory
- Ensuite Cloakroom
- Delightful Rear Garden
- Shower Room
- Driveway
- Garage
- Close to Shops and Facilities

Porch

Entrance Hall

Lounge/Dining Room

19'6" x 14'4" max (5.95m x 4.37m max)

Conservatory

14'2" x 8'4" (4.34m x 2.55m)

Kitchen

11'8" x 8'10" (3.57m x 2.70m)

Window to rear, door to:

Bedroom 1

13'11" x 9'9" (4.25m x 2.97m)

En Suite Cloakroom

Bedroom 2

14'10" x 9'9" (4.52m x 2.97m)

Bedroom 3

13'11" x 8'11" (4.25m x 2.72m)

Shower Room

7'2" x 6'2" (2.19m x 1.88m)

Garage

16'6" x 9'6" (5.05m x 2.91m)

Tenure

Freehold

Council Tax

Band E (Dorset Council)



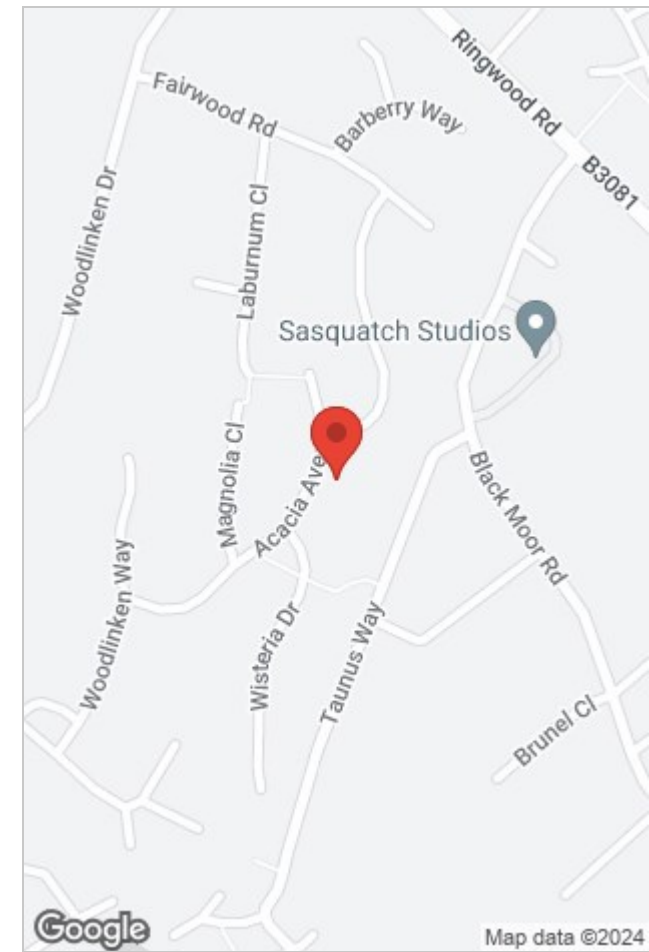


Ground Floor
Approx. 120.9 sq. metres (1301.2 sq. feet)



Total area: approx. 120.9 sq. metres (1301.2 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		
(02 plus) A		
(81-91) B		85
(69-80) C	70	
(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.

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