



30 Vicarage Road, Verwood BH31 6DR

£389,000

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## 30 Vicarage Road, Verwood BH31 6DR

- Semi Detached House
- Fantastic Location in Verwood
- Very Good Sized Rear Garden
- Utility Room
- Short Walk to Shops and Local Amenities
- 3 Bedrooms
- Driveway Which Provides Off Road Parking
- Kitchen/Diner
- Downstairs W.C
- Catchment Area of Good Schools and Close To Local Walking Areas



A lovely 3 bedroom semi detached house that is located in the heart of Verwood within a stones throw from all local amenities and shops in Verwood. The property is also within the catchment area of good local schools and close to walking areas.

The entrance hall leads you through to a lounge which is located to the front of the property. The kitchen/diner is located to the rear of the property and is fitted with a range of base and eye level units with double doors which provide an outlook to the large rear garden. To complete the downstairs there is a WC and utility room.

Upstairs you will find 3 bedrooms all of which are serviced by a family bathroom which is fitted with a white three piece suite which consists of a bath, toilet, shower and hand basin.

To the front of the property there is off road parking for a couple of vehicles. To the rear of the property you will find a very large garden which is laid to lawn with a slabbed patio area and gravelled area and there are a mixture of shrubs, bushes and trees.

A lovely home which is in a very good central location of Verwood and has plenty to offer its new owners!



**Room Sizes**  
Please see floorplan for room sizes

**Tenure**  
Freehold

**Council Tax Band**  
C



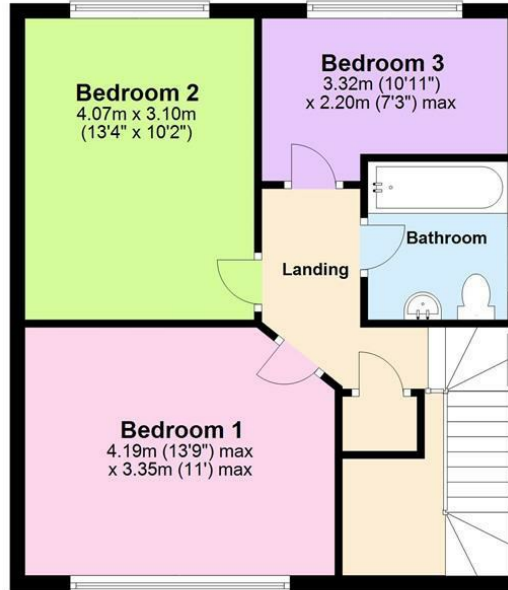
### Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



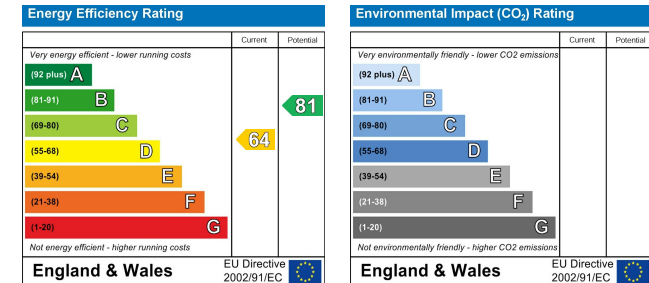
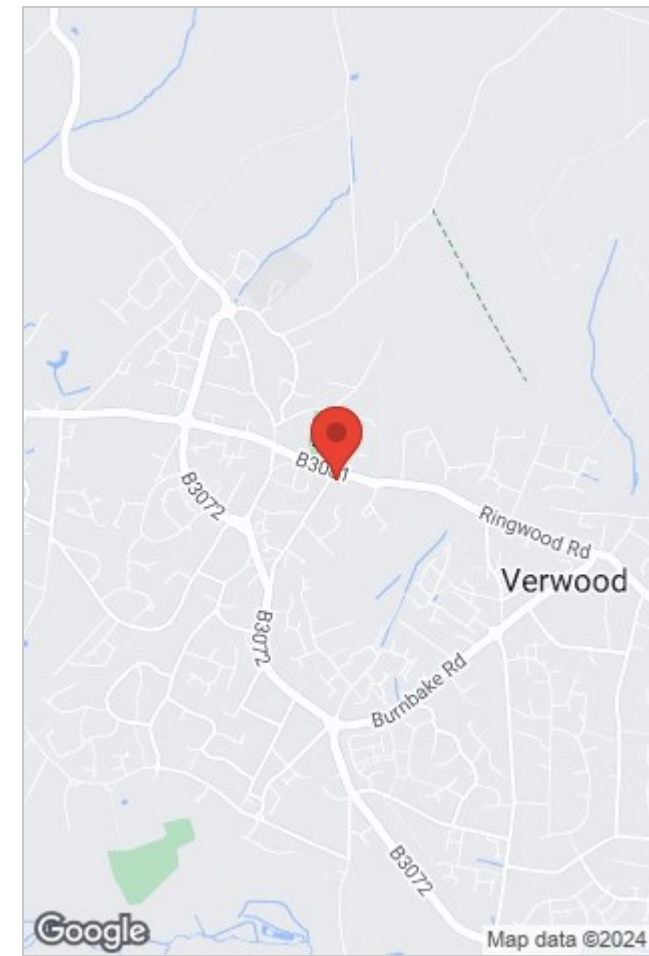
### First Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 105.3 sq. metres (1133.0 sq. feet)

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



### 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.