



53 Cotswold Close, Verwood BH31 6UJ

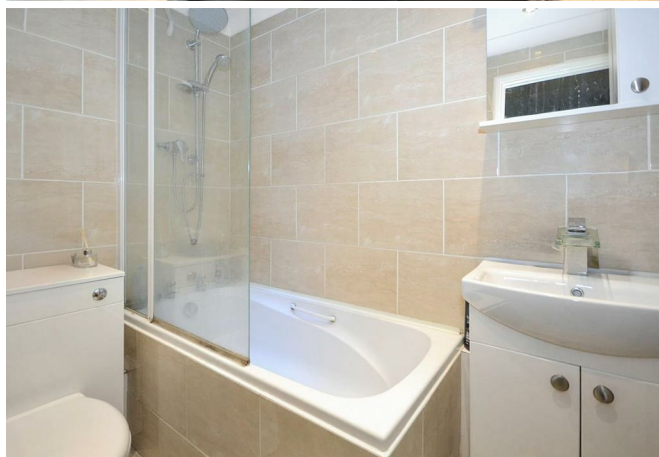
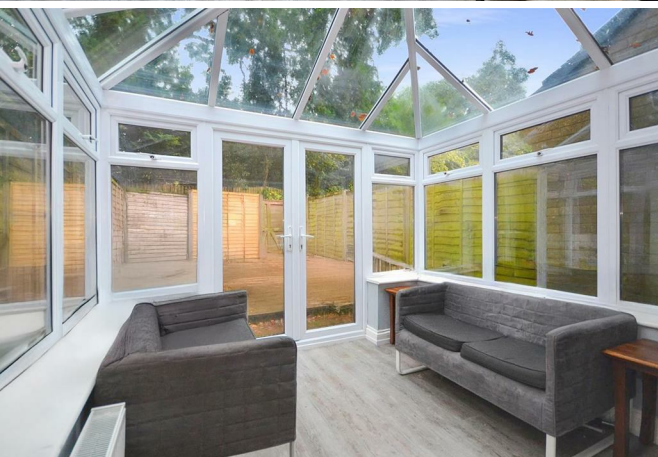
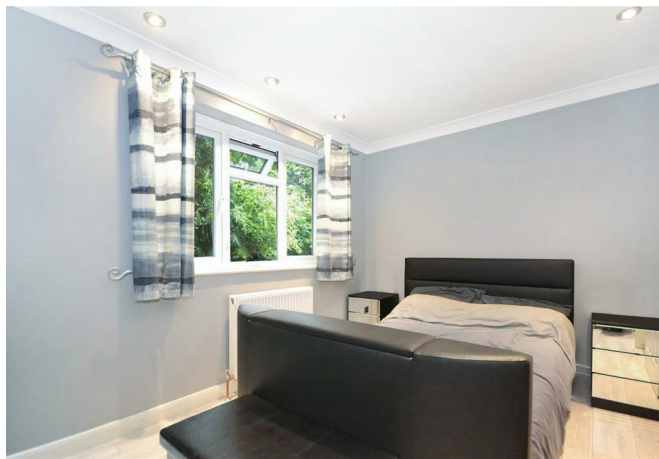
£274,000





## 53 Cotswold Close, Verwood BH31 6UJ

- No Forward Chain
  - Garage
- Low Maintenance Garden
  - Perfect First Time Buy
  - On The Main Bus Route
- Two Bedroom End Of Terrace House
  - Off Road Parking
  - Popular Residential Area
  - Close to All Local Amenities
  - Call 01202 117288



Offered with no forward chain, this well presented 2 bedroom end of terraced home is perfect for first time buyers, or those looking to start a family. Located close to local amenities and schools, this property offers comfortable living in a convenient setting.

The property features a modern kitchen, comfortable lounge, and a bright conservatory overlooking a low maintenance garden - perfect for relaxing or entertaining. Upstairs offers two good sized bedrooms and a family bathroom. This property boasts a garage, providing a secure parking space or additional storage.

Within a range of local amenities, as well as local schools, within walking distance, everything you need is right at your doorstep.

Don't miss the opportunity to make this home yours. Call us on 01202 117288 today!

**Kitchen**

7'2" x 7'2" (2.2 x 2.2)

**Living Room**

15'8" x 12'9" (4.8 x 3.9)

**Conservatory**

8'10" x 8'10" (2.7 x 2.7)

**Bedroom 1**

12'5" x 8'2" (3.8 x 2.5)

**Bedroom 2**

12'5" x 7'6" (3.8 x 2.3)

**Bathroom****Garage****East Dorset Council**

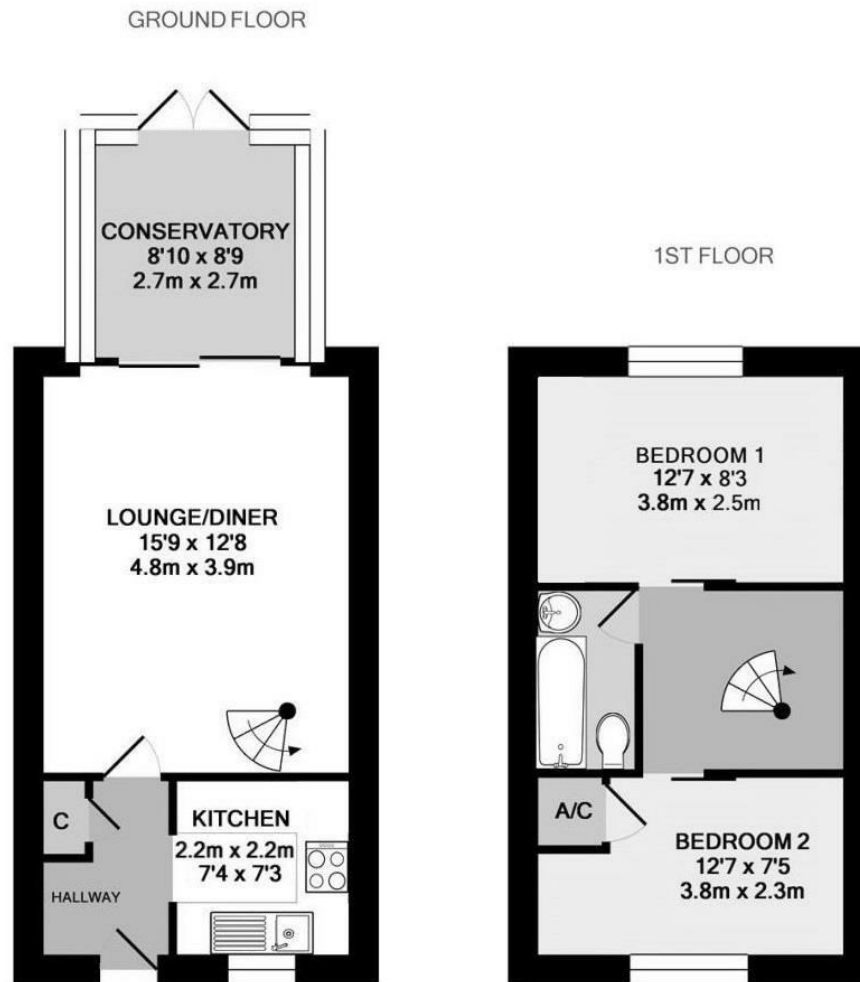
Tax Band B

**Tenure**

Freehold





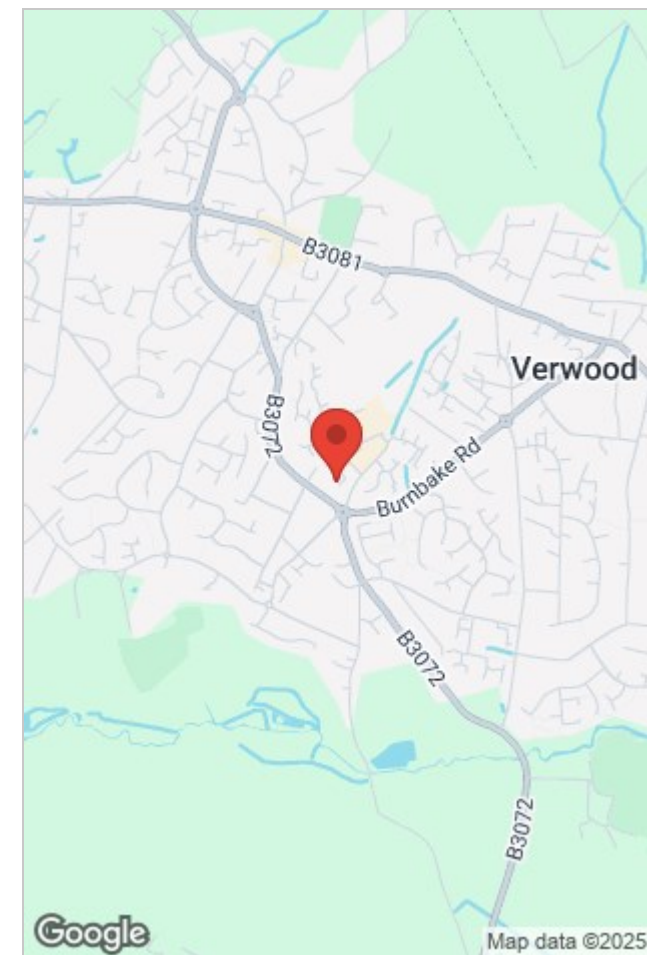


This Floor Plan is for guidance only and is NOT to SCALE

## 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.



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