



1 Camellia Close, Three Legged Cross, BH21 6UD

Offers Around £329,950

- Lovely Family Home
- Double Glazed
- Ground Floor Cloakroom
- Detached Three Bedroom House
- Gas Central Heating
- South Facing Garden
- Popular Cul-De-Sac Location
- Driveway and Garage
- Well Presented Throughout

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A superb three bedroom detached home situated on a corner plot in a small cul de sac, within walking distance of local shops and amenities. The property is well presented throughout and offers great accommodation with an enclosed South facing rear garden, drive to side leading to garage, perfect for a family or couple. Being sold with the benefit of no forward chain.



Council Tax Band:



Property Details

Area

Three Legged Cross is a small village just South of Verwood, North of West Moors and with easy access to Ringwood. One of the main attractions is its close proximity to The New Forest, which is home to a range of wildlife. Popular rural walks and cycle tracks are close by with plenty to see including historical sites. A local parade of shops serves the community and The Three Legged Cross public house and restaurant is always a popular choice.

Description

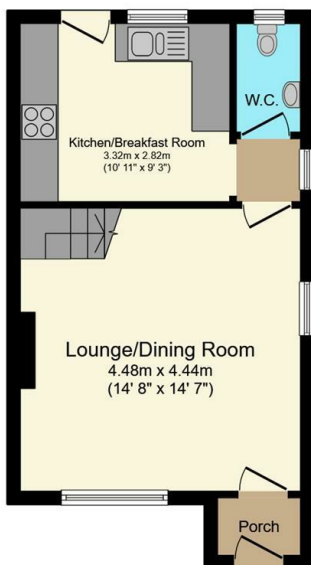
Accommodation comprises, Front door through to Entrance Lobby, space for coats etc. inner door through to Lounge/Diner, double aspect with windows to side and front, decorative fireplace, door to Inner Hall, through to Kitchen, range of work surfaces with storage cupboards, one enclosing Worcester hot water boiler further space for appliances, part tiled, window and door to rear

garden, Ground floor Cloakroom off the inner Hall. Stairs from Lounge Area to First Floor Landing, hatch to loft space. Bedroom One, double Room, window to front aspect. Bedroom Two, double Room, window to rear aspect. Bedroom Three, single Room, window to front. Bathroom, white suite with paneled bath with electric shower over and glazed screen, low level w.c, wash hand basin, part tiled, window to rear. Outside, a reasonably sized South facing rear garden, part lawn, part patio, fully enclosed, gate to side. Good size driveway providing offroad parking leads to detached single garage. Small front garden, enclosed by hedging, path to front door.

Tenure

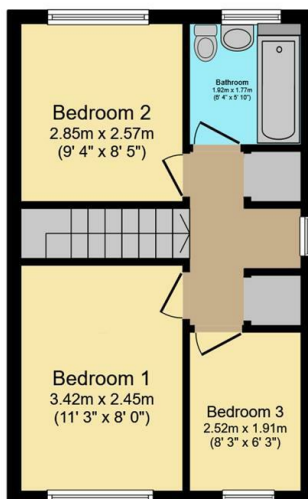
Freehold





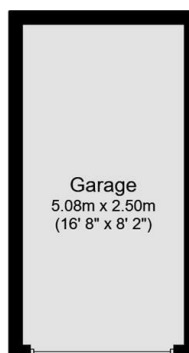
Ground Floor

Floor area 34.2 m² (368 sq.ft.)



First Floor

Floor area 32.8 m² (354 sq.ft.)

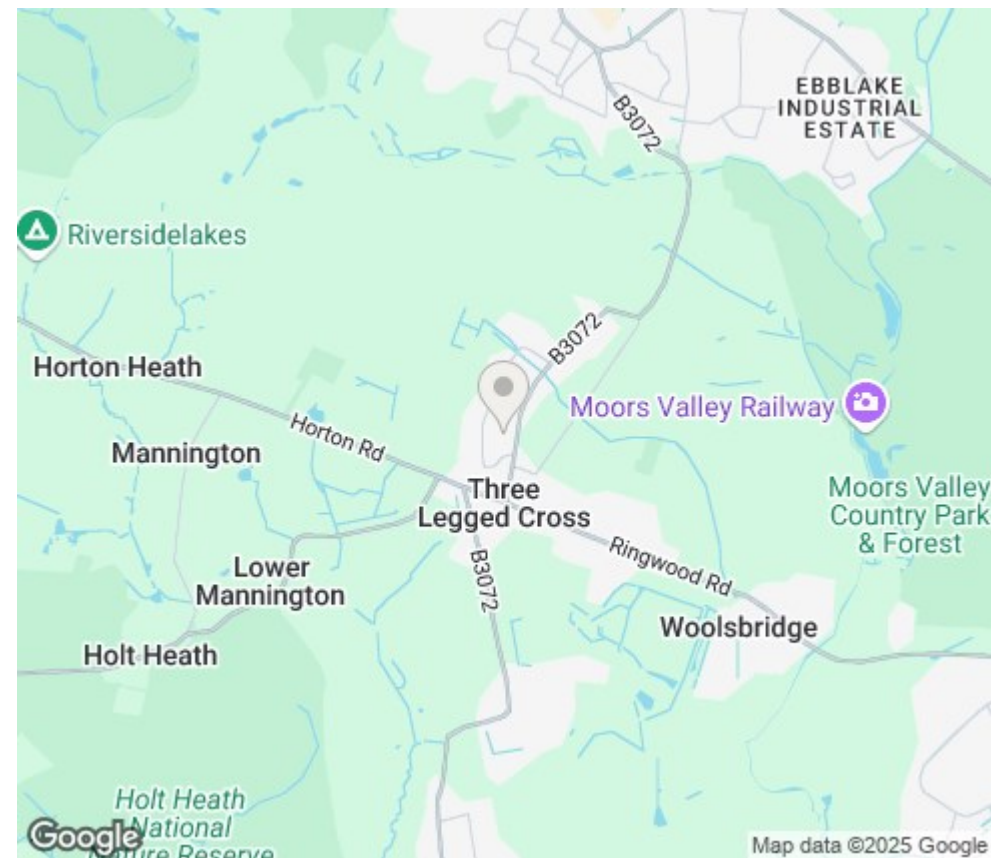


Garage

Floor area 13.1 m² (141 sq.ft.)

TOTAL: 80.1 m² (862 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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	

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.