



## 20 Acacia Avenue, Verwood, BH31 6XG

£450,000

- Chain Free
- En Suite to Main Bedroom
- Garage and Ample Parking
- Detached Bungalow
- Spacious Lounge/Diner
- Gas Central Heating
- Popular Location
- Conservatory
- Double Glazed
- Well Presented

# 20 Acacia Avenue, Verwood BH31 6XG

A super detached bungalow in quiet location close to Verwood Town Centre. A real feature of the property is its spacious lounge/diner and adjoining conservatory which opens out to the rear West facing garden. Well presented throughout the property has three bedrooms with the main having an en-suite shower room. Garage to the side with ample parking to the front makes this property a great family home.

 3  2  1  D Council Tax Band: D





## Property Details

### Area

Verwood has a population of around 15,000 people and is known for its friendly community spirit. The town has a range of amenities, including shops, restaurants, and pubs. There is also a leisure centre with a swimming pool, gym, and sports facilities. Verwood is well-connected to other towns and cities in the area, with good transport links to the popular seaside town of Bournemouth and with Poole, and Salisbury also close by. Verwood is a great place to live or visit for those who enjoy the outdoors and a relaxed way of life. The town is surrounded by beautiful countryside, with plenty of opportunities for walking, cycling, and horse riding. There are also several nature reserves in the area, including Holt Heath National Nature Reserve and the Avon Valley Nature Reserve.

### Description

Accommodation comprises, Front door through to Entrance Hall, built in airing cupboard, built in cloaks/storage room, access to all main rooms. Lounge/Diner, a spacious room located to the rear of the property, feature fireplace with inset gas fire, defined living and eating areas, patio door to

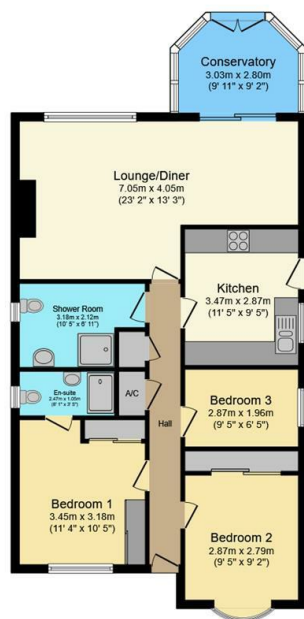
Conservatory, access to rear garden. Kitchen, separate room, range of work surfaces with storage cupboards, spaces for appliances, built in oven and hob, window and door to side access. Main Bedroom located to the front, built-in wardrobes, door to En-Suite shower room, built in shower cubicle low level w.c, wash hand basin, part tiled, window to side. Bedroom Two, double room, window to front, range of built in wardrobes and over head cupboards. Bedroom Three, window to side. Family Bathroom, shower cubicle, wash hand basin with vanity under and to the sides, low level w.c, fully tiled, window to side. Outside the property has a reasonable sized rear West facing garden, large patio area, raised flower and shrub borders, fully enclosed by timber panel fencing, side access via gate to the Front, ample parking

### Tenure

Freehold

Council Tax Band D






## Floor Plan

Floor area 89.1 m<sup>2</sup> (959 sq.ft.)

TOTAL: 89.1 m<sup>2</sup> (959 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.