



FOSTER
& CO.

Wood Lane

Small Dole, BN5 9YF

£400,000

Nestled in the charming village of Small Dole, this delightful house on Wood Lane presents a wonderful opportunity for those looking to create their dream home. With four spacious reception rooms, this property offers ample space for both relaxation and entertainment, making it ideal for families or those who enjoy hosting gatherings.

The house features two well-proportioned bedrooms, providing a comfortable retreat for rest and relaxation. The single bathroom, while functional, is ready for a modern touch, allowing you to personalise the space to your taste.

Although the property requires modernisation, this presents a unique chance to transform it into a contemporary haven that reflects your individual style. The generous reception areas can be reimagined to suit your lifestyle, whether you envision a cosy family room, a stylish dining area, or a bright home office.

Situated in a peaceful setting, Small Dole offers a sense of community while being conveniently located for access to nearby amenities. This property is perfect for those with a vision and the desire to invest in a home that can be tailored to their needs.

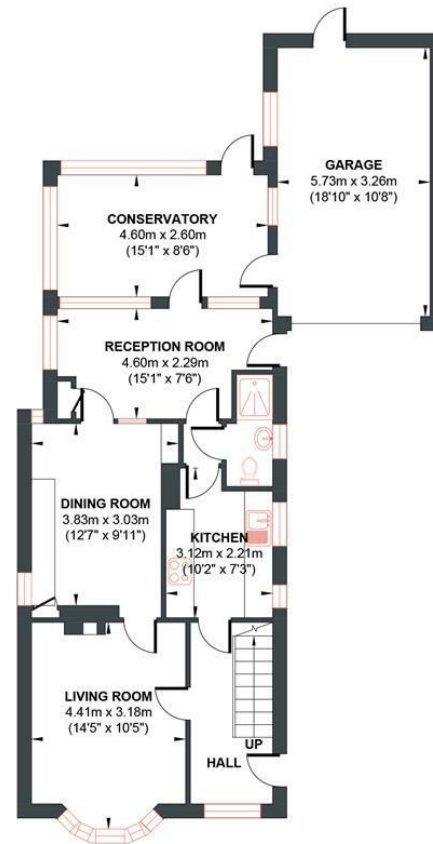
In summary, this house on Wood Lane is a blank canvas awaiting your creative touch. With its spacious layout and potential for modernisation, it is an excellent opportunity for buyers looking to make their mark in a lovely village settingOffered for Sale by a Corporate Client – Remains on the Market Until Exchange of Contracts.



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

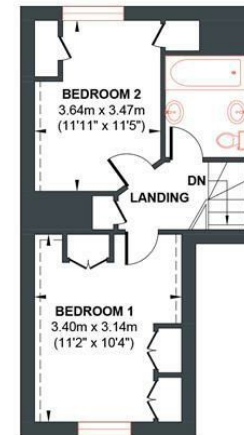
WOOD LANE

Approx. Gross Internal Floor Area (Including Garage) 119.0 sq m / 1280.89 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
925.69 sq ft
(86.0 sq m)



FIRST FLOOR

Approximate Floor Area
355.20 sq ft
(33.0 sq m)

Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

