

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

ALBION WAY
VERWOOD, BH31 7LT



OFFERS IN EXCESS OF £400,000

- DESIRABLE LOCATION
- QUIET CUL DE SAC
- DETACHED FAMILY HOME
- SPACIOUS LOUNGE DINING ROOM
- SUNNY REAR GARDEN
- 3 WELL PROPORTIONED BEDROOMS
- ENSUITE SHOWER ROOM
- SINGLE GARAGE
- DRIVEWAY
- CONSERVATORY

NO FORWARD CHAIN - Located in a tranquil CUL-DE-SAC on the desirable Albion Way in Verwood, this charming three-bedroom DETACHED HOUSE has been meticulously maintained, showcasing a welcoming atmosphere that is ideal for families.



Upon entering, you are greeted by a spacious lounge dining room, perfect for entertaining guests or enjoying family time. The addition of a conservatory enhances the living space, allowing natural light to flood in and providing a lovely view of the sunny rear garden. This outdoor area is an excellent spot for relaxation or al fresco dining during the warmer months.

The house features three well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room, ensuring privacy and comfort. A downstairs cloakroom adds to the practicality of the home, making it suitable for both residents and visitors alike.

For those with vehicles, the property includes a single garage and a driveway that accommodates up to three vehicles, providing ample parking space.

This delightful home is situated within a sought-after development, offering a peaceful environment while still being conveniently close to local amenities. With its attractive features and prime location, this property is an excellent opportunity for anyone looking to settle in Verwood.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & single garage

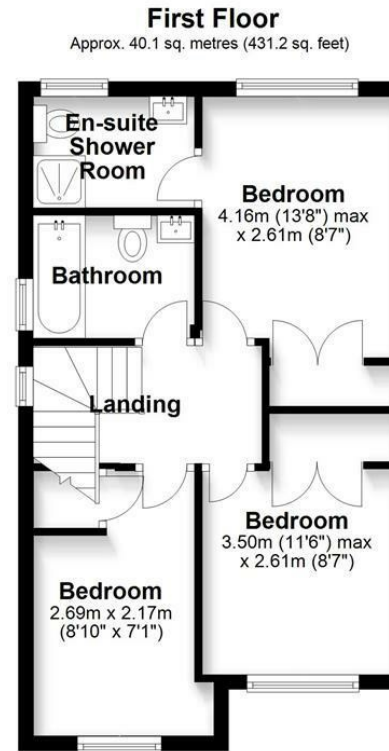
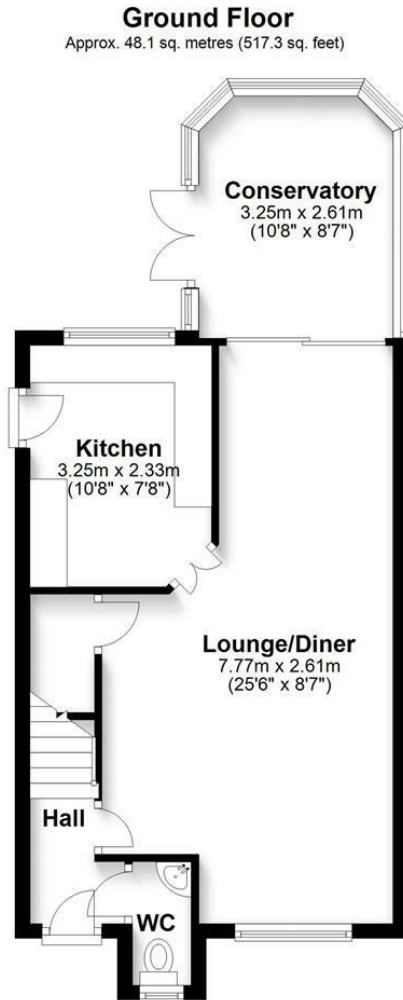
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





Total area: approx. 88.1 sq. metres (948.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595