



EDWARDS
ESTATE AGENTS

RINGWOOD ROAD
VERWOOD, BH31 7AG



save the date

ON THE MENU

Monday						
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GUIDE PRICE £230,000

- SEMI DETACHED HOUSE
- NON ESTATE LOCATION
- SIZEABLE ACCOMMODATION
- 1 BEDROOM
- BRIGHT & SPACIOUS LOUNGE/DINING ROOM
- PRIVATE COURTYARD GARDEN
- WITHIN A STONE'S THROW OF RINGWOOD FOREST
- CLOSE PROXIMITY TO VERWOOD TOWN CENTRE
- EASY ACCESS TO GOOD COMMUTER ROUTES

Recently updated, the spacious kitchen/breakfast room, perfect for enjoying leisurely meals or entertaining guests. The bright and airy lounge/dining room offers a welcoming atmosphere, ideal for relaxation or social gatherings. The property also features a modern well-appointed three-piece shower room.

One of the standout features of this home is the private courtyard garden, providing a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. Additionally, the property comes with allocated off-road parking, ensuring convenience and ease for residents.

Situated in a non-estate location, this property is just a stone's throw away from the picturesque Ringwood Forest, offering ample opportunities for outdoor activities and leisurely walks. Furthermore, the vibrant Verwood town centre is within close proximity, providing a range of shops, cafes, and essential amenities. Commuters will appreciate the easy access to major routes, making travel to nearby towns and cities a breeze.



In summary, this semi-detached house on Ringwood Road is a rare find, combining comfort, convenience, and a lovely outdoor space in a desirable location. Whether you are looking to invest or seeking a new home, this property is well worth considering.

Additional Information

Energy Performance Rating: D

Council Tax Band: B

Tenure: Leasehold, 125 years from 08/05/2017 – 116 years remaining

Annual Ground Rent: £1,404.00

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

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

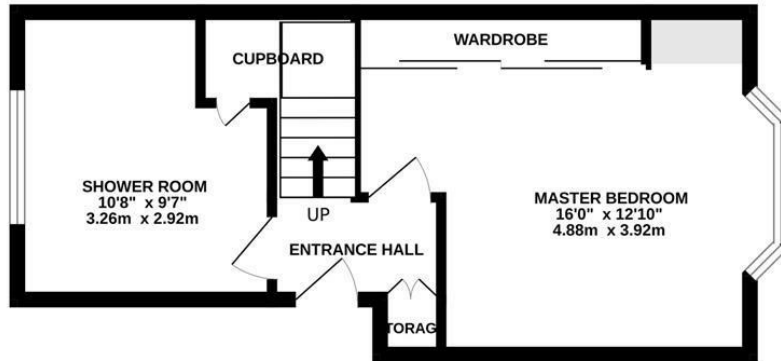
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

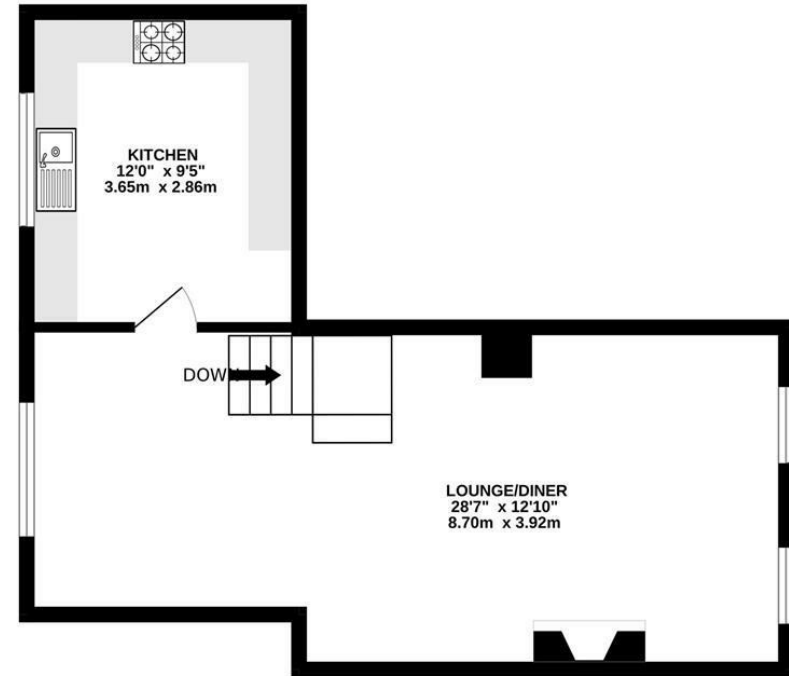
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ferndown Office

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