

**DIXON  
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**Draft Particulars**

**Modern 2-Bedroom Terraced House backing onto Wooded Copse**  
**Tenure: Freehold    Approx 65 sq meters (700 sq ft)    Built circa 1998**

94 Hainault Drive,  
Verwood, Dorset. BH31 6LE

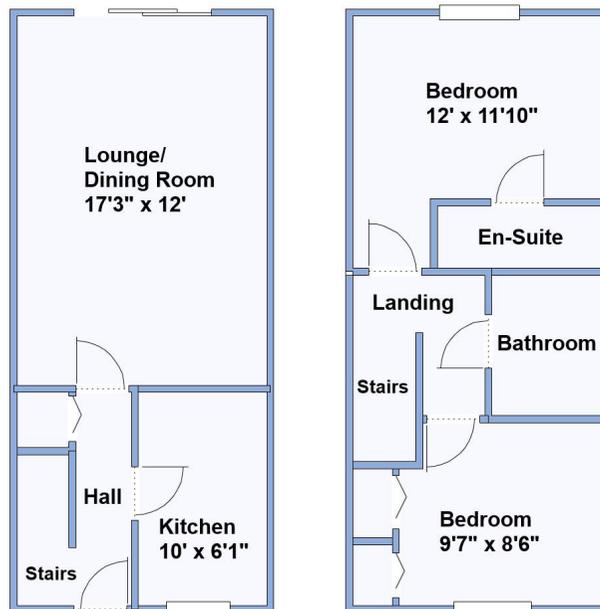
**Price £299,950**

- Entrance Hall
- Fitted Kitchen
- Lounge/Dining Room
- Landing
- 2-Double Bedrooms
- Superb En-Suite Shower Room
- Modern Bathroom
- Gas Central Heating
- PVCu Double-Glazing
- Delightful Garden with Shed
- 2 'Off-Road' Parking Spaces
- Viewing Recommended!

Modern terraced house in a pleasant cul-de-sac location backing on Bugdens Copse, a protected area of nature walks. Nearby are useful local shopping areas, popular schools and good road connections to surrounding areas. The property has well-planned accommodation including an en-suite shower room, bathroom & large lounge/dining room leading to a delightful garden. Viewing recommended!

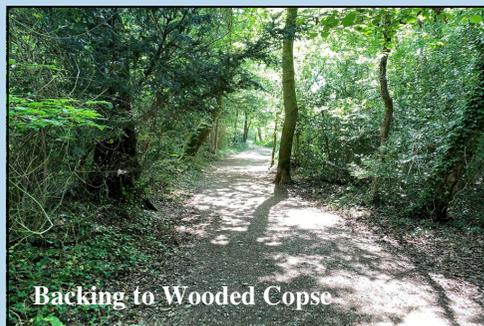
**Accommodation and approximate room sizes:**

- **Entrance Hall:** Deep cloaks cupboard.
- **Lounge/Dining Room:** A generous room with ample space for lounge & dining suites. Patio door to rear garden.
- **Kitchen:** Good range of floor and wall cupboards with beech worktops & butler style sink. Built-in oven, gas hob with cooker hood over. Plumbing for washing machine & space for fridge/freezer.
- **Stairs from Hall to Landing:** Hatch to insulated roof space housing combination gas boiler.
- **Bedroom 1:** Window with outlook to wooded copse.
- **En-Suite Shower Room:** Shower cubicle with thermostatic shower, vanity wash basin & WC. Heated towel rail
- **Bedroom 2:** Fitted wardrobe & storage cupboard.
- **Bathroom:** Panelled bath with mixer tap & shower attachment with curved glass screen. Vanity washbasin & WC. Chrome heated towel rail.
- **PVCu Double-Glazing & Gas Central Heating** (system untested)
- **The Front Garden** is laid to block paving.
- **2 'off-road' Parking Spaces.**
- **Delightful Garden** enjoying a good degree of privacy, is enclosed by tall fencing with timber deck, artificial lawn, raised shrub borders and gate to rear path & wooded copse. Garden Shed.
- **Council Tax Band 'C'    Energy Rating 'C'**



Rear Elevation

This drawing has been prepared for diagrammatic purposes only. Not to scale.



Backing to Wooded Copse



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05036



Fitted Kitchen



Lounge/Dining Room



Superb En-Suite Shower Room



Delightful Garden