



10 SANDY LANE  
VERWOOD  
Dorset, BH31 6BZ

£1,300  
PER CALENDAR MONTH

[goadsby.com](https://goadsby.com)

# WELL PRESENTED TWO BEDROOM END OF TERRACE HOUSE

- Two Bedroom House
- Driveway Parking
- Conservatory
- Offered Unfurnished
- EPC: Band D

Energy Efficiency Rating		Current	Potential
Energy efficient: Lower running costs			
A	92-100		85
B	81-91		
C	69-80		
D	55-68	68	
E	39-54		
F	21-38		
G	1-20		
Energy efficient: Higher running costs			
England, Scotland & Wales			

Reference: 1133454

**Deposit Amount:** £1,500

**Council Tax:** Band C

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Driveway

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

**Drainage:** Mains Supply Drainage

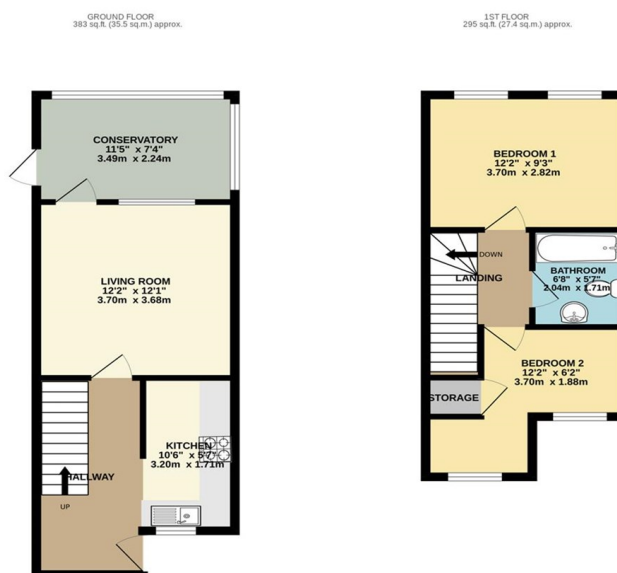
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Low. For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This well presented two bedroom end of terrace house is situated within the popular location of Verwood lying within close proximity to shops and amenities. The property benefits from driveway parking for three cars, conservatory leading off the back of the lounge and garden. The property also benefits from a large lounge diner and porch way offering great storage. This property is offered to the market on an unfurnished basis.



TOTAL FLOOR AREA: 678 sq ft. (63.0 sq m.) approx.  
The floor plans do not guarantee any area, width or depth.  
Made with Hozonsoft 2021

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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