



62 Roman Avenue, Blandford, Dorset, DT11 9FU

Asking Price £325,000

- Three Bedrooms
- Driveway
- En-Suite Shower Room
- Downstairs Toilet
- Well Presented Throughout
- Semi Detached House
- Lovely Rear Garden
- Modern Development
- New Build Guarantee Remaining
- No Forward Chain!

62 Roman Avenue, Blandford DT11 9FU

We are delighted to offer for sale this really well presented, modern family home situated just outside Blandford within a new Bellway Homes development.



Council Tax Band: D



Roman Avenue

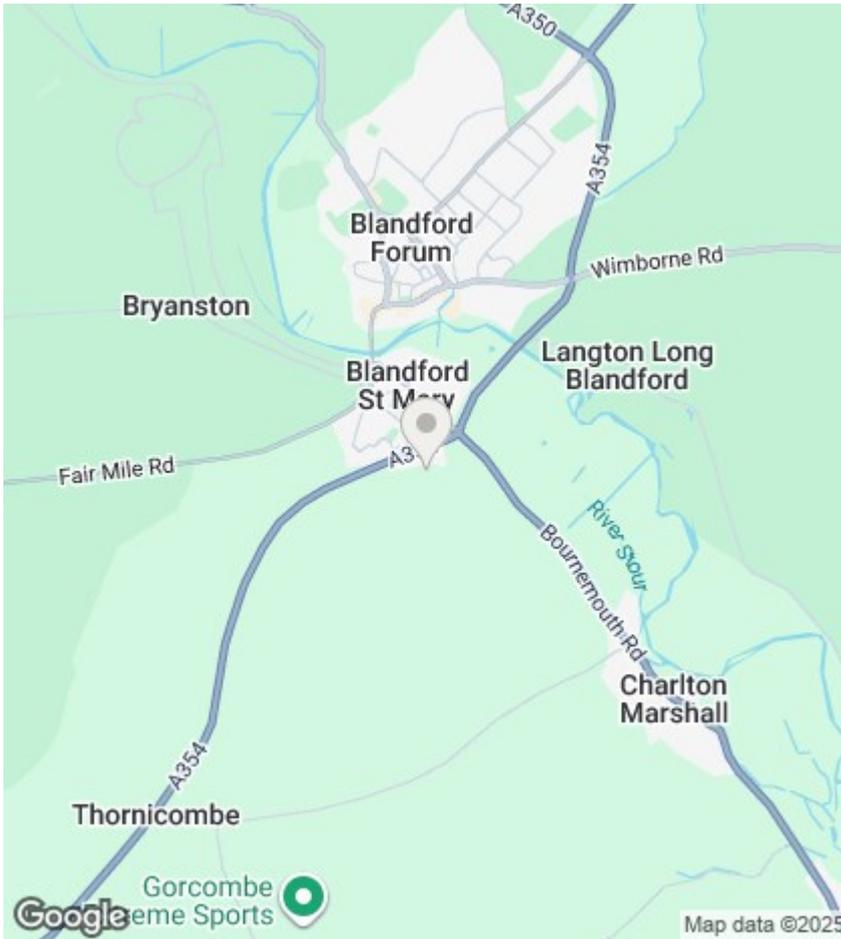
Built in 2022 and situated within a sought after modern development just outside Blandford, this stylish three bedroom semi detached home offers contemporary living with a spacious, family friendly layout.

There's an open plan kitchen/dining room, with views over the generous rear garden – perfect for entertaining or relaxing evenings. A comfortable living area and convenient downstairs toilet complete the ground floor.

Upstairs, the main bedroom benefits from a modern en-suite, alongside two further bedrooms and a family bathroom.

Additional features include a private driveway, gas central heating, double glazing, and the reassurance of a remaining new build warranty. Located in a quiet, well connected neighbourhood, this home is ideal for families, first time buyers, or anyone looking for a low maintenance property close to Blandford's amenities.

To arrange a viewing, or for more information, please contact our Upton office.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

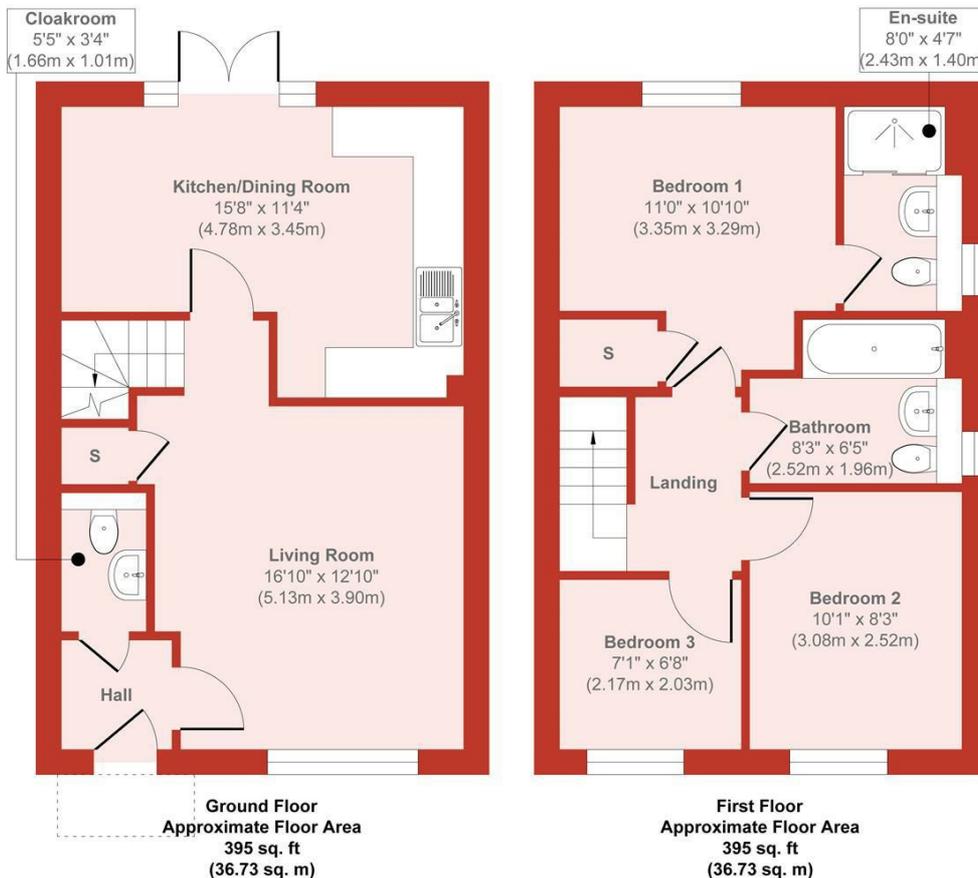
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	



Approx. Gross Internal Floor Area 790 sq. ft / 73.46 sq. m

Produced by Elements Property