



New Road
Bovington
Offers in excess of £240,000



This well presented, two-bedroom, mid-terrace home is situated in the sought after area of Bovington, Wareham. This welcoming home offering comfortable living accommodation with a practical layout and attractive modern touches. Accommodation includes a double aspect lounge, kitchen, family bathroom and two double bedrooms. Externally, the home enjoys a spacious enclosed garden to the rear. The property benefits from three parking spaces and a single garage. EPC rating TBC.

The village of Bovington enjoys a peaceful rural setting surrounded by beautiful Dorset countryside, with a wealth of opportunities for walking, cycling and exploring the nearby heathland and woodland. The area is perhaps best known for The Tank Museum, a renowned visitor attraction located within the village, while Monkey World and the historic Clouds Hill, the former home of T. E. Lawrence, are also close by. The nearby village of Wool provides further amenities and a railway station with services towards Dorchester, Weymouth and London Waterloo.



Upon entering the property, you are welcomed into the main hallway, providing access to all ground floor accommodation. A useful understairs cupboard provides additional storage.

The bright and inviting living room offers a comfortable space for both relaxing and entertaining, benefiting from a double aspect allowing an abundance of natural light. The room features attractive wood-effect flooring and a charming fireplace with a wooden surround and provision for a log burner, creating a cosy and inviting focal point.

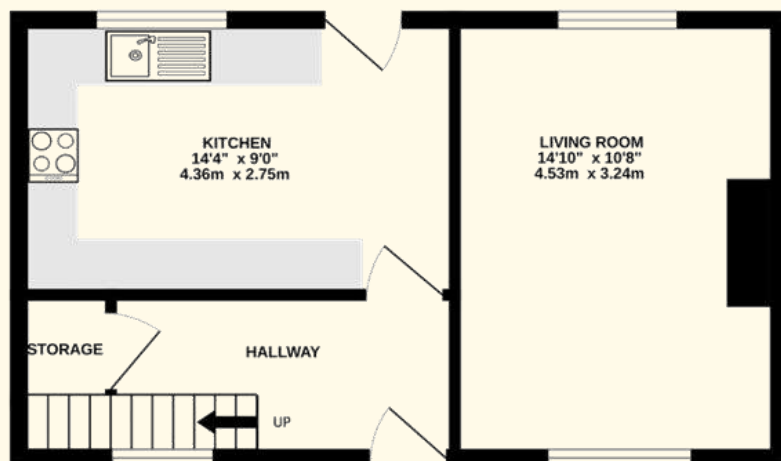
The modern fitted kitchen comprises a good range of contemporary grey wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen is equipped with an integrated oven and four-ring induction hob, Beko dishwasher that will remain, together with a stainless-steel sink and drainer. There is also space for additional appliances, while a part-glazed external door provides convenient access to the rear garden.

Stairs rise to the first floor, where there are two bedrooms and the family bathroom. The main bedroom is a well-proportioned double room enjoying a double aspect, providing plenty of natural light, and benefits from two fitted storage cupboards and an additional wardrobe that will remain. There is a further double bedroom.

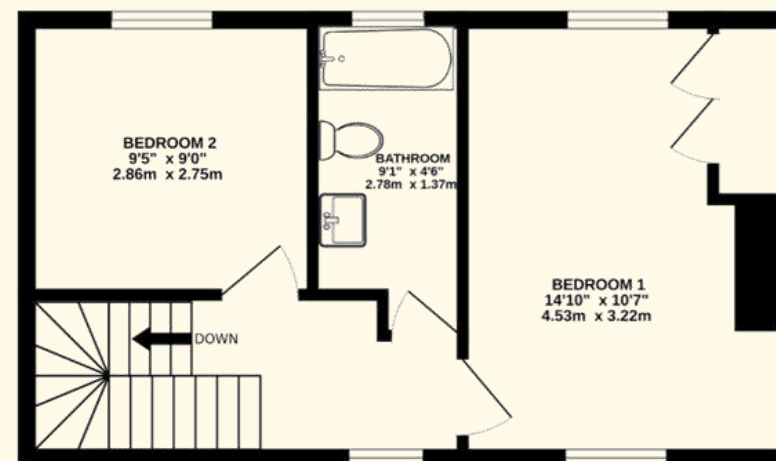
The modern family bathroom is fitted with a panel-enclosed bath with shower over, wash hand basin with useful vanity storage beneath, and WC. The room is finished with tiled walls and flooring. The bathroom benefits from underfloor heating, complemented by a dual-heated radiator with both electric and central heating functionality.

Externally, the property benefits from a pleasant rear garden, comprising an area of lawn and a decked seating area, providing an ideal space for outdoor dining and entertaining. A useful garden shed offers additional storage. To the front, the property features shingled areas providing off-road parking for two vehicles. There is an additional parking space in front of a single garage and ample on-street parking available.

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.
Gas central heating and underfloor heating in the bathroom.

Mobile & Broadband

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band B.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro>