

HAMBLEDON



71 Monmouth Drive

Verwood, Dorset

£350,000

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Verwood

Dorset

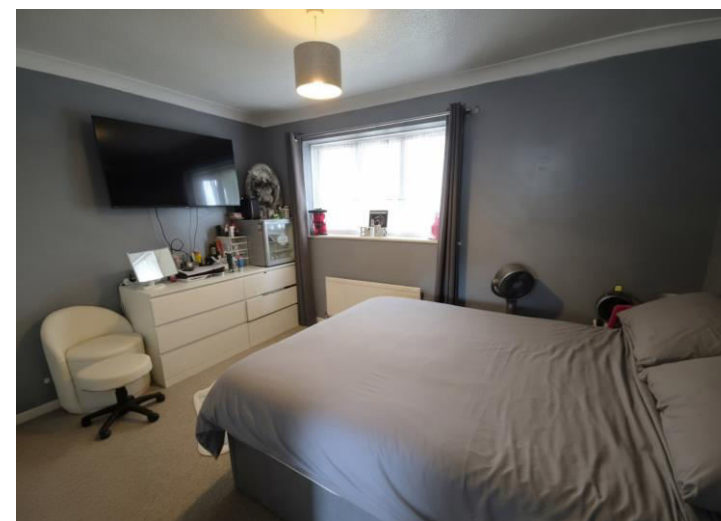
BH31 6TN

Desirable Cul-De Sac | Three Bedroom Semi Detached | Garage & Off Road Parking | Rear Garden | Well Situated For Local Amenities

71 MONMOUTH DRIVE is a spacious three bedroom semi detached house built in the late 1980's of mellow brick elevations under a tiled roof. The accommodation comprises three good sized bedrooms, a family bathroom, sitting room, dining room, kitchen and cloakroom all presented in good decorative order throughout.

The house would make a perfect family home being well situated to the local schools, nurseries and town centre amenities. It has also served as a successful rental for 22 years so offers fantastic investment potential. Enjoying a quiet cul-de-sac location with further benefits including a private rear garden, garage with off road parking and no onward chain this property simply has to be viewed to be fully appreciated!

Viewings strictly via sole agents.



H·A·M·B·L·E·D·O·N



APPROACHED Via easy pull in from Monmouth Drive into a small cul-de-sac leading to an area of tarmac driveway in front of the attached garage providing off road parking for two vehicles. A shallow step leads up to a part glazed front door opening into:

ENTRANCE HALL: A spacious reception hall with wood effect flooring, stairs to first floor, radiator, under stairs cupboard housing a recently updated electric consumer unit, UPVC double glazed window, doors to further rooms.

CLOAKROOM: Fitted with a matching suite comprising a low level wc and wash hand basin, obscure UPVC double glazed window, radiator.

SITTING ROOM (16'7 x 11'2) An impressive sitting room with wood effect flooring, chimney breast with stone fireplace and hearth, UPVC double glazed picture window over looking the rear garden, TV point, radiator, archway leads into:

DINING ROOM (9'7 x 9') Wood effect flooring, UPVC double glazed sliding doors open onto the rear garden, radiator, ample space for a small dining table and chairs.

KITCHEN (9'7 x 10) Fitted with a range of modern wall and floor cabinets, drawers and trim with contrasting roll edge work surfaces over, inset stainless steel sink and drainer unit with swan neck mixer tap, integral oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for dishwasher, space for tall fridge freezer, UPVC double glazed window to front aspect, porcelain tiled floor and tiled splash backs, inset spotlights.

LANDING: Stairs rise to a light open first floor landing with UPVC double glazed window to front aspect, airing cupboard, loft hatch, doors to further rooms.

BEDROOM ONE (13'5 x 11'2) A good sized double bedroom with UPVC double glazed window to rear aspect, radiator, TV point, ample space for free standing furniture.

BEDROOM TWO (12'2 x 11'2) Another decent sized double bedroom with UPVC double glazed window to rear aspect, radiator, TV point, chimney breast, ample space for freestanding furniture,

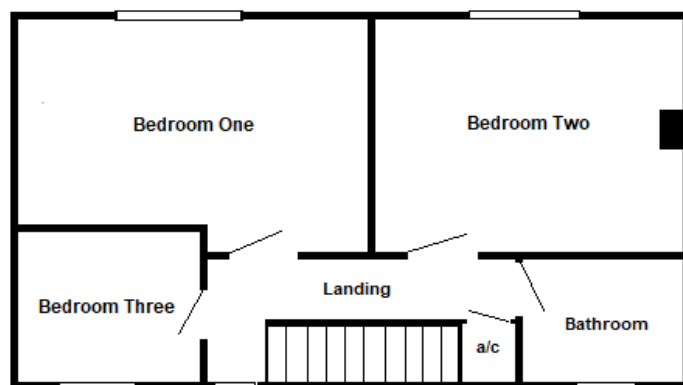
BEDROOM THREE (7'1 x 8'2) A large single bedroom with UPVC double glazed window to front aspect, radiator.

FAMILY BATHROOM: Fitted with a modern white suite comprising a panel enclosed bath with wall mounted shower fittings, low level wc, pedestal wash hand basin, vinyl flooring, UPVC double glazed obscure window, heated towel rail, part tiled walls.

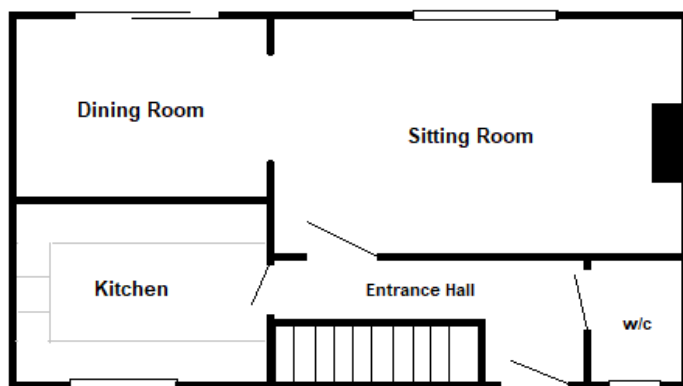
OUTSIDE: The rear garden is a good but manageable size enjoying a private and sheltered aspect being laid mainly to lawn with a large area of brick paved patio immediately behind the house. The garden benefits from being fully enclosed by timber panel fencing with two useful timber outbuildings providing excellent storage. Outside tap, side gate leads to front.

SERVICES: Mains Gas, Mains Drainage, Electric, Water, TV and Telephone.





First Floor



Ground Floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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