



9 Wyvern Way, Blandford Forum, Blandford Forum, Dorset, DT11 7XQ



A one bedroom house located on this popular development comprising entrance hall, living room, kitchen, bedroom, spacious landing and bathroom. The property further benefits from a parking space and separate garden.

Entrance Hallway - With oak flooring, radiator and consumer unit.

Cloakroom - White coloured suite comprising push button low level WC, corner wash hand basin with tiled splash-backs, radiator and obscure glazed window to front aspect.

Living Room 12'5" (3.78m) x 9'9" (2.97m)- Stairs to first floor with storage cupboard under, oak flooring, TV point, two telephone points and wall mounted thermostat for central heating

Kitchen 7'8" (2.34m) x 5'11" (1.8m)- Range of modern units comprising three base units, curved work top with tiled splash-backs and stainless steel one and a half bowl single drainer sink inset with mixer tap, range of matching wall units (one screening Combi gas fired boiler serving domestic hot water and central heating), plumbing for washing machine, space for under-worktop fridge, free standing gas cooker, vinyl floor covering and window giving natural light.

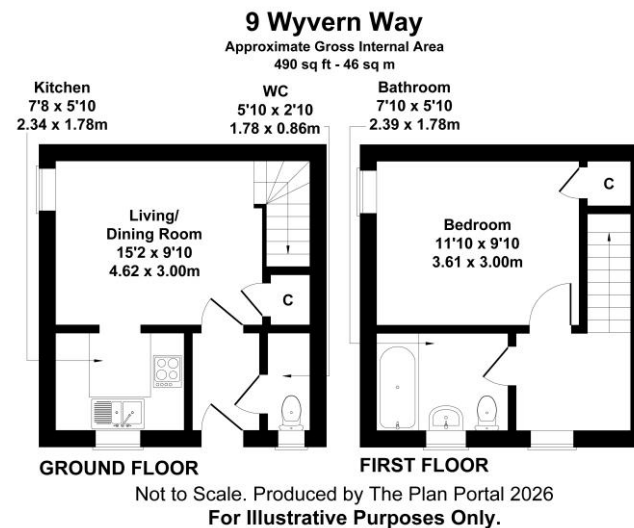
Landing/ Study 7'2" (2.18m) x 5'11" (1.8m)- With window giving natural light, access to roof space and radiator.

Bedroom 11'11" (3.63m) x 9'10" (3m)- Window to side aspect, radiator and over stairs cupboard.

Bathroom - White coloured suite comprising panelled bath with mixer tap shower attachment with twin grips, pedestal wash hand basin, low level WC, tiled splash back, shaver socket, extractor fan, radiator and vinyl flooring.

Outside - Allocated parking space and open plan garden (mainly laid to lawn) with secondary enclosed garden area accessed via a shared path.

£200,000 Freehold



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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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