3 Southwood Avenue, Walkford, Dorset. BH23 5RJ

Guide Price £389,950

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
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A very well presented recently refurbished three bedroom semi-detached house situated in a popular residential area within a short walk of local shopping parade. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Kitchen/ Dining Room, Bathroom, off road parking for numerous cars, Garage, Gardens, UPVC double glazing, gas fired central heating.

ENTRANCE HALL

Accessed via composite front door with side screen. Smooth finished ceiling, recessed lighting, staircase to first floor landing with open glass balustrade, panelled radiator, power points.

CLOAKROOM

Low level WC with concealed cistern. Wall hung wash hand basin with monobloc mixer tap, storage beneath and tiled splash back. Modern consumer unit, smooth finished ceiling, ceiling light.

SITTING ROOM (12' 1" X 12' 0") OR (3.69M X 3.65M)

Aspect to the front elevation through large UPVC double glazed window. Ceiling light, panelled radiator, additional vertical radiator. TV connections for wall hung television with tiled recess surround and fitted integrated flame effect electric fire. Open way through to:

KITCHEN/DINER (18' 4" X 8' 10") OR (5.58M X 2.70M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer composite sink unit with monobloc mixer tap set into a work surface extending along one wall with base cupboards beneath and protruding breakfast bar with additional storage. Integrated dishwasher and pull-out bin. Additional work surface with integrated oven, four ring electric hob with extractor fan over. Eye level storage cupboards, integrated fridge/freezer, large pan storage drawers, eye level storage cupboards, smooth finished ceiling, recessed lighting, ceiling light over dining area. Power points, vertical radiator, double opening French doors with side screen providing both views and access onto rear garden. From the Kitchen UPVC double glazed window to covered area (described later)

FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, hatch to loft area with pull-down ladder.

BEDROOM 1 (11' 5" X 10' 4") OR (3.49M X 3.15M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, TV connections for wall hung television, panelled radiator, power points, fitted double wardrobe with sliding doors one of which is mirrored, hanging rails and shelving.

BEDROOM 2 (10' 0" X 6' 10") OR (3.04M X 2.08M)

Aspect to the rear elevation. Two UPVC double glazed windows, smooth finished ceiling, ceiling light, panelled radiator, power points.

BEDROOM 3 (6' 10" X 6' 7") OR (2.08M X 2.01M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, double wardrobe unit with shelving and double opening doors.

BATHROOM

Obscure UPVC double glazed window to rear, smooth finished ceiling, recessed lighting, extractor fan, panelled radiator, T shaped bath with central monobloc mixer tap. Thermostatically controlled shower incorporating rain effect shower head. Hand held shower attachment. Glazed shower screen. Display niches, low level WC with concealed cistern, storage cupboards to side incorporating wash hand basin with monobloc mixer tap, tiled splash back, storage cupboards to side, wall mounted mirror with lighting.

OUTSIDE

The property is accessed via a double opening five bar gate providing access onto the shingled driveway providing parking for 4 - 5 cars. The garden is enclosed behind fencing.

GARAGE (16' 5" X 6' 9") OR (5.00M X 2.05M)

Up and over door, power and light. Aspect to the rear elevation through double glazed window. Gas fired boiler, work surface with recess for both washing machine and tumble dryer. Open way to covered area which runs along the side of the garage and provides access to both front and rear elevations.

REAR GARDEN

There is a small patio area adjoining the rear of the property with the remainder of the garden being laid to lawn and enclosed behind stylish landscape fencing and there is a raised flower bed with sleepers and a mixture of shrubs. Outside water tap and lighting.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed until reaching Gore Road second on the right. Proceed until reaching the T junction with Ringwood Road, turn right and continue until reaching Heath Road on the left then first right into Southwood Avenue.

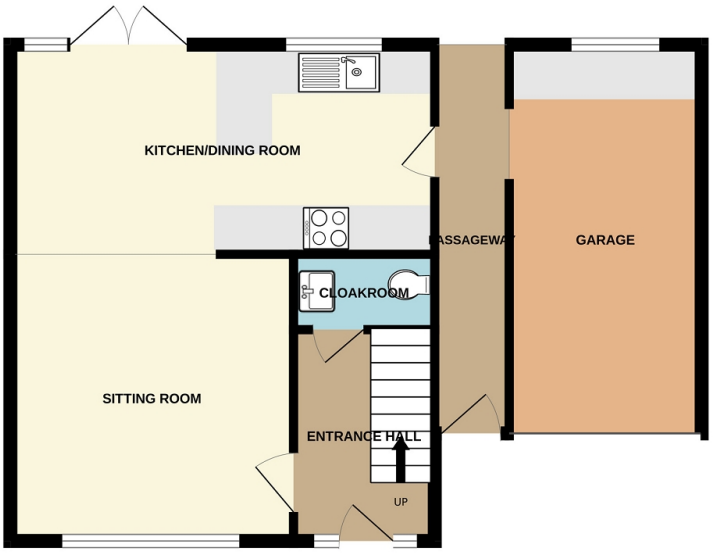
PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

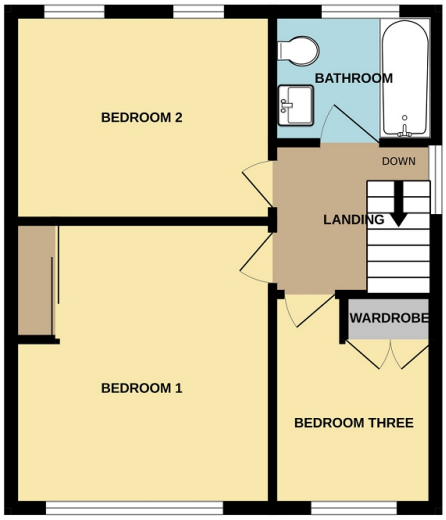
EPC RATING

The EPC rating for this property is D65

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 938 sq.ft. (87.2 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.