

warren ■
powell-richards

36 Lancaster Drive | £475,000

Verwood | Dorset | BH31 6TG



36 Lancaster Drive

Verwood, Dorset, BH31 6TG

£475,000 Freehold

- Verwood Town Centre 0.8 miles
- Ringwood 6 miles
- Bournemouth 14.1 miles
- A31 4.8 miles
- M27 16.5 miles

Superb detached bungalow at end of quiet cul de sac

- No onward chain
- Two reception rooms
- Modern fitted kitchen with integrated appliances
- Utility room
- Master bedroom with en suite shower room
- Two further double bedrooms
- Refitted bathroom with double width shower cubicle
- Detached double garage with electrically operated doors approached over long inset brick driveway

DESCRIPTION

This superb detached bungalow has been extremely well maintained by the current owners, and will appeal to those not wishing to do work to a property. The accommodation includes a well proportioned, dual aspect sitting room with double doors leading out to the rear garden. In addition there is an adjacent dining room. The dual aspect kitchen has a range of modern units as well as integrated appliances, which is alongside a separate utility room. The main bedroom has a range of fitted wardrobes and drawer units and benefits from an ensuite shower room. There are two further double bedrooms and a refitted bathroom which includes a double width shower cubicle. Outside is a beautifully maintained, south east facing rear garden that provides privacy.



LOCATION

Verwood is located on the eastern fringe of Dorset, and includes a range of shops, pubs and restaurants. Verwood also benefits from The Hub which offers live music, theatre, arts and a brand new digital surround sound cinema. Bus services in the area provide transport to various villages including Fern-down and Ringwood as well as Bournemouth and Poole. For the outdoors enthusiast, Verwood is well placed for Moors Valley Country Park, Holt Heath National Nature Reserve as well as The New Forest. Verwood has great road links to the A31/M27, giving access to the coast and other key towns in the area together with Bournemouth Airport.

DIRECTIONS

From the centre of Verwood, continue west along Station Road until reaching the roundabout. Take the first exit and proceed along Home Farm Road. On reaching the next roundabout, take the second exit which joins Manor Road. After 0.2 miles, turn right into Church Hill. At the next roundabout, turn left along Margards Lane. Lancaster Drive is the first turning left. Continue to the end of the road and number 36 will be found almost straight ahead.

COUNCIL TAX

East Dorset District Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

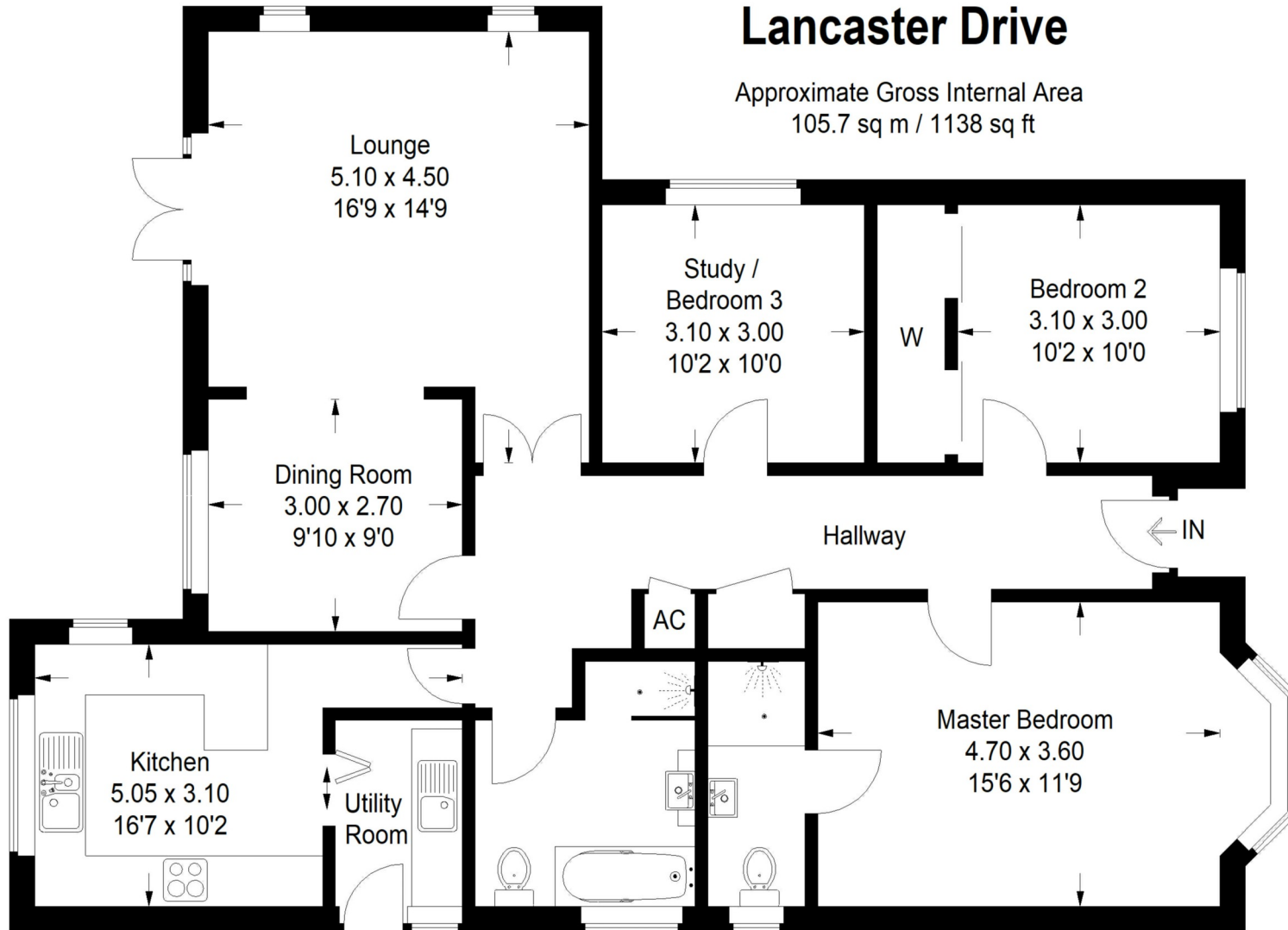
Gas heating and mains services

Please note: Sellers are a connected party.



Lancaster Drive

Approximate Gross Internal Area
105.7 sq m / 1138 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
		83	60

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