

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



PINE VIEW ROAD

VERWOOD, BH31 6LQ







# GUIDE PRICE £375,000

This THREE-BEDROOM DETACHED BUNGALOW presents a wonderful opportunity for those seeking a property with the POTENTIAL FOR MODERNISATION. Located within walking distance of Verwood town centre and the picturesque DEWLANDS COMMON (SSSI), this property is ideal for nature lovers and those who appreciate a quiet lifestyle.

Once inside, you are welcomed by a practical entrance porch, perfect for storing coats and shoes. The generous lounge diner boasts large windows that overlook the front garden, allowing natural light to flood the space, while a feature stone fireplace adds a touch of character. The kitchen is equipped with a range of matching base and eye-level units, providing ample storage and workspace. It includes integral appliances such as an electric oven and gas hob, with space for additional appliances like a fridge/freezer and washing machine. A side door leads conveniently to the rear garden.

The bungalow comprises three well-proportioned bedrooms, with the first two benefiting from fitted storage solutions. The family bathroom is currently designed as a wet room, featuring a toilet, wash hand basin, and shower area.

The property is approached via a tarmac driveway, offering off-road parking for up to three vehicles, and leads to a single garage equipped with power and lighting. The front garden is designed for low maintenance, primarily laid to lawn with mature shrubs enhancing its appeal.

A gated access along the side of the property leads to a large, enclosed rear garden, which is a standout feature of this home. Enjoying a sunny aspect, this garden offers a good degree of privacy and seclusion, surrounded by a combination of timber fencing and a brick wall, making it an ideal space for relaxation or entertaining.

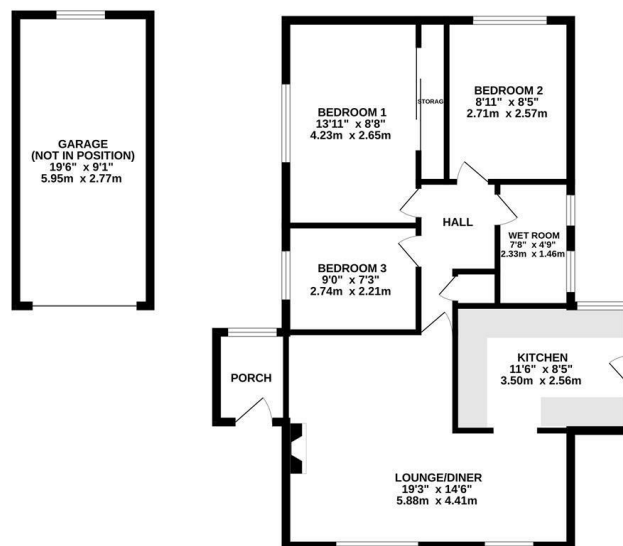
This bungalow is a rare find in a desirable location, presenting an exciting opportunity for those looking to create their dream home.  
Additional Information

Energy Performance Rating: D  
Council Tax Band: D  
Tenure: Freehold  
Accessibility / Adaptations: Lateral living, wet room  
Flood Risk: No but refer to gov.uk, check long term flood risk  
Conservation area: No  
Listed building: No  
Tree Preservation Order: No  
Parking: Garage & private driveway  
Utilities: Mains Electricity, Mains Gas, Mains Water  
Drainage: Mains Drainage  
Broadband: Refer to Ofcom website  
Mobile Signal: Refer to Ofcom website



# Local expertise with powerful national marketing

GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other details are approximate and no responsibility is taken for any error. The plan is for general guidance only and should not be relied on for any specific purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Made with Metragen 12/04

## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardestates.com](http://www.edwardestates.com)  
01202 855595

EDWARDS  
E S T A T E A G E N T S

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.