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Draft Particulars

Beautifully Presented 3-Bedroom Terraced House
Tenure: Freehold **Approx 98 sq meters (1061 sq ft)**

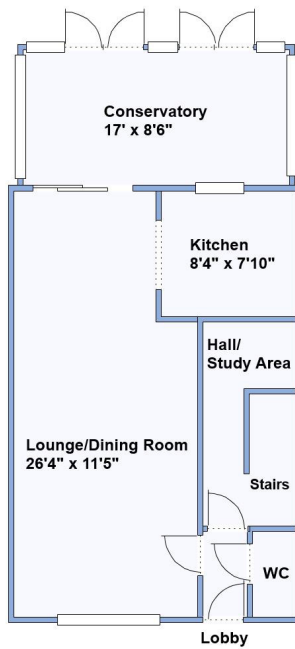
**3 Joys Road, Three Legged Cross,
Wimborne, Dorset. BH21 6SJ**
Price £300,000

- Entrance Lobby
- Hall with Study Area
- Lounge/Dining Room
- Modern Kitchen
- Large Conservatory
- 3-Good Bedrooms
- Bathroom & Cloakroom
- Gas Central Heating & PVCu Double-Glazing
- Secure Driveway
- Low Maintenance Garden
- Convenient to local amenities
- Viewing recommended!

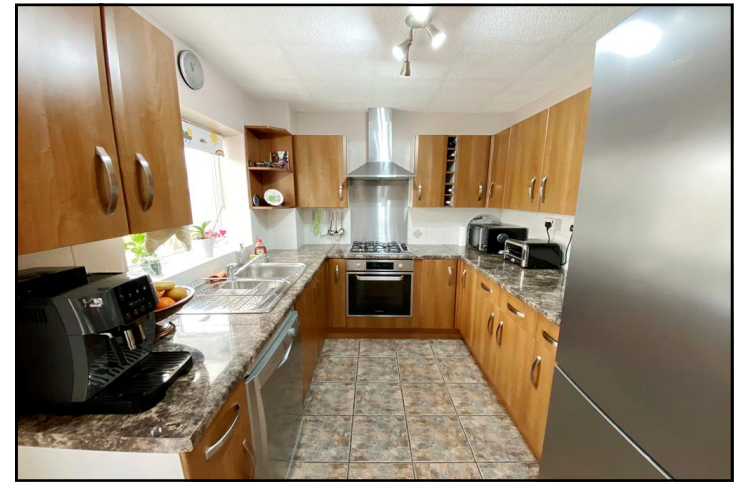
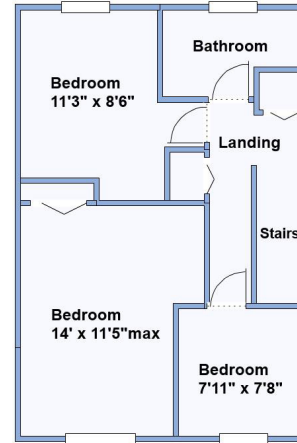
Beautifully presented 3-Bedroom terraced house situated in a convenient location close to local amenities & within easy reach of surrounding towns such as Verwood, Ringwood & Wimborne. The property offers spacious, well-planned accommodation including a 26' lounge/dining room & 17' conservatory. Outside is a delightful garden & 'off-road' parking space. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Lobby:** Tiled floor.
- **Cloakroom:** WC and wash basin.
- **Hall/Study Area:** Fitted storage cupboards with desk top. Stairs to first floor. Laminate flooring.
- **Lounge/Dining Room:** A good-sized room with laminate flooring. Patio doors to:
- **Conservatory:** A spacious room running across the rear of the house. Ceramic tiled floor. Plumbing for washing machine. 2 sets of double doors to rear garden.
- **Kitchen:** Modern fitted kitchen with a good range of floor and wall cupboards. Built-in oven, gas hob with cooker hood. Space for dishwasher & tall fridge/freezer.
- **Landing:** 2 large storage cupboards.
- **Bedroom 1:** Large room with recessed built-in wardrobe. PVCu double-glazed window to front aspect
- **Bedroom 2:** PVCu double-glazed window to rear aspect.
- **Bedroom 3:** PVCu double-glazed window to front aspect. Hatch to insulated roof space.
- **Bathroom:** Panelled bath with electric shower over. Wash basin & WC. Fully tiled.
- **PVCu Double-Glazing**
- **Gas Central Heating** (system untested).
- **Rear garden** has areas of patio and shingle. Large SHED with electric. **Tall sliding gate to REAR DRIVEWAY.**
- **Council Tax Band 'C' Energy Rating 'tbc'**



This drawing has been prepared for diagrammatic purposes only. Not to scale.



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04996