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Dorset Estate Agency



MEYERS
MOVING BEYOND EXPECTATIONS



Andover Green

Wool BH20

£225,000

- Two Bedroom House
- End Terrace
- Lounge With Wood Burner
- Generous Kitchen
- Potential For Side Extension
(subject to planning permission)

Description

A two bedroom end terrace house with a lounge with feature wood burning stove and generous modern kitchen. Outside the property enjoys a generous private garden with ample driveway parking. The property is within walking distance to all the local amenities and miles of endless countryside walks.

Directions

From Wool Train station follow the A352 towards Wareham, at roundabout take the First Exit onto Tout Hill, Turn Left onto Bovington Lane, follow Bovington Lane onto King George V Road, Turn Left onto Holt Road, Turn First Left onto Menin Road, follow Menin Road onto Andover Green, follow Andover Green and destination is on the Left.

Entrance Hallway

Garden path leads to front door which leads into the entrance hallway with feature stairs to the first floor, dado rail, thermostatic wall control unit, radiator, under stairs storage area, doors lead through into all principle rooms.

Sitting Room 13' 10" x 14' 5" (4.21m x 4.40m)

Feature dual aspect windows looking out onto rear garden and side of property, wood burning stove with wooden mantle over, dado rail, radiator, bamboo flooring.

Kitchen 17' 5" x 8' 6" (5.31m x 2.60m)

A range of floor and wall units with work surface over, one and a half bowl sink with drainer with swan neck mixer tap over, integrated oven, gas hob, integrated dish washer, space and plumbing for washing machine, area for free standing fridge freezer, dual aspect windows looking out onto front garden and side of property, side aspect door leading out onto garden.

Bedroom One 14' 5" x 9' 10" (4.40m x 3.00m)

Feature rear aspect window looking out onto rear of property, airing cupboard, fitted wardrobes, dado rail, radiator.

Bedroom Two 10' 11" x 8' 9" (3.34m x 2.66m)

Feature front aspect looking out onto front garden, dado rail, fitted wardrobe, radiator.

Family Bathroom 8' 0" x 4' 11" (2.44m x 1.50m)

Opaque side aspect window, enclosed bath with shower attachment over, low level WC, wash hand basin with vanity unit under with mixer tap over with illuminated mirror over, tiled splash back, part tiled walls, radiator.

Front Garden

The front garden is predominately laid to lawn with planted borders, garden path leads to front door with storm porch and outside light, driveway leads to side and rear of property.

Rear Garden

The rear garden is laid to lawn with planted borders, block built garden out building with power and light, pedestrian gate leading out from rear garden.

Driveway Parking

Ample driveway parking leading to rear garden, additional parking bay to the front of the property.

EPC Rating D



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