



Mags Barrow,  
Ferndown, BH22 8PB



# FREEHOLD PRICE

## £400,000

***“A well appointed detached bungalow in a sought after location with scope to extend (stpp) or modernise offered with no onward chain”***

This two double bedroom traditional detached bungalow provides excellent scope for modernisation and comes to the market offered with no onward chain. The property benefits a kitchen/breakfast room, spacious lounge/dining room separate cloakroom and family bathroom. Other benefits include gas radiator heating, double glazing, convenient entrance porch, external lighting, driveway parking for several vehicles, garage with remote controlled door and gated access to a private courtyard and private rear garden.

The property is conveniently located between Ferndown town centre and West Parley with access to Bournemouth Airport, the A31 commuter routes and miles of walks within Parley Nature Reserve.

- Double glazed door leading to a convenient **entrance porch** with double glazed windows to the side and front aspects, opaque double glazed door and window leading to the entrance hall
- L shaped **entrance hall** with doors leading off to all rooms
- Separate **cloakroom**
- **Lounge/dining room** with a double glazed window to the front aspect, centrally positioned mantle piece with tiled hearth, space for dining table and chairs
- **Kitchen/breakfast room** comprising range of base and wall mounted units, glazed display cabinets, worktops, breakfast bar, sink and drainer unit with double glazed window above overlooking the rear garden, space, power and plumbing for washing machine, space for fridge freezer, door to cupboard housing modern separate Worcester gas boiler unit and cylinder tank, recess with space for range style cooker, double glazed door giving access to the side and rear gardens
- **Bedroom one** has a double glazed window to the rear aspect, built in double cupboard with storage beneath
- **Bedroom two** has a double glazed window to the rear aspect, fitted double wardrobes with storage above
- **Bathroom** comprises panelled bath with wall mounted Mira shower unit, WC and pedestal wash hand basin, chrome heated towel rail, opaque double glazed window to the side aspect

### Outside

- Front **driveway** provides off road parking and leads to the **garage** with an automated up and over door and rear single door giving access. A private side courtyard leads to the **rear garden** which has a level lawn and mature borders, an ideal blank canvas for landscaping

**COUNCIL TAX BAND: E**

**EPC RATING: D**

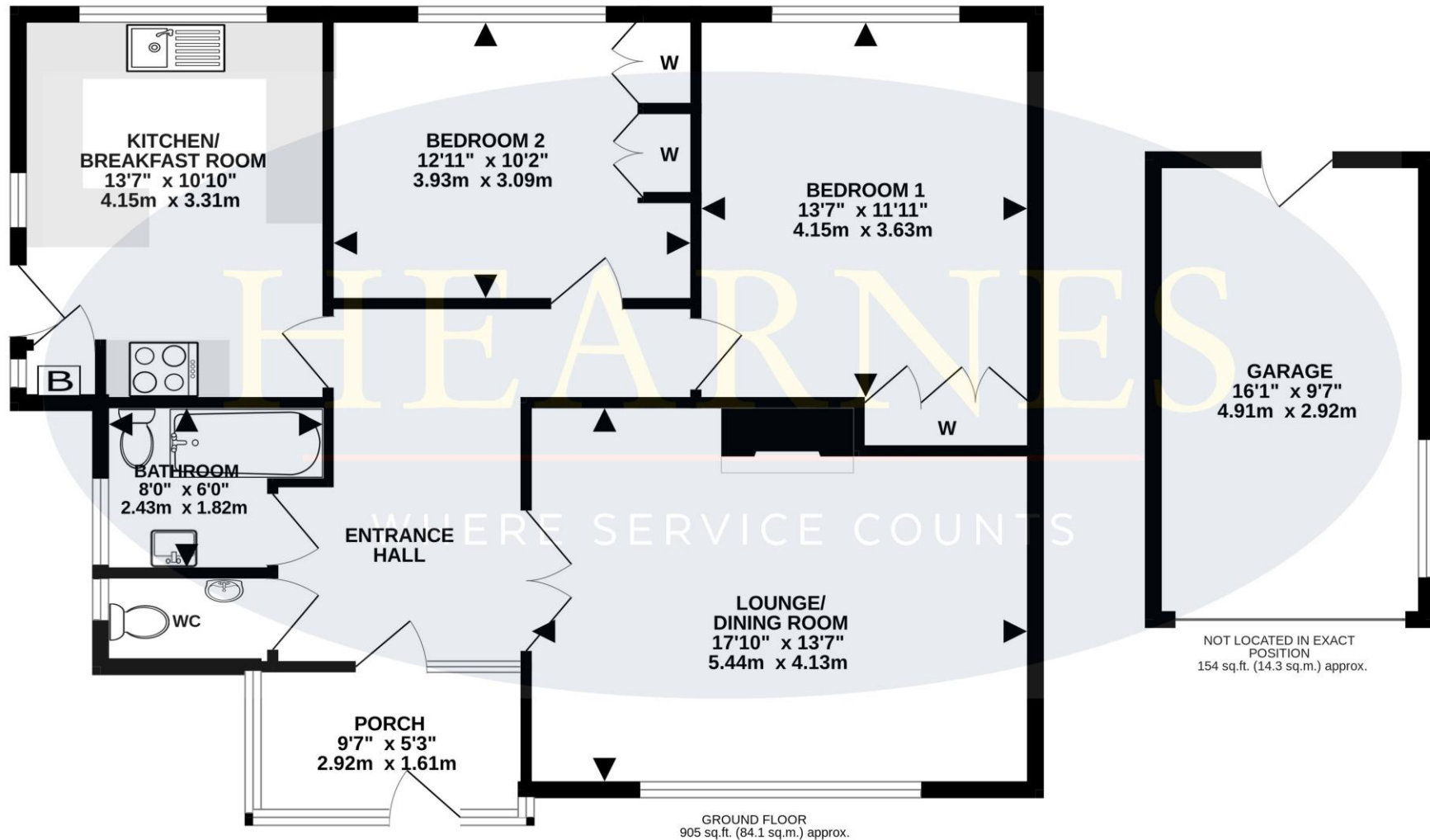


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TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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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