



Asking Price

£310,000

Freehold

COPPICE AVENUE, FERNDOWN BH22 9PX



- ◆ SEMI DETACHED BUNGALOW
- ◆ TWO DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ MODERNISATION REQUIRED

A versatile, two bedroom, semi-detached bungalow positioned in a quiet cul du sac in the popular residential location requiring updating and benefiting from a detached single garage as well as off road parking, a southerly aspect rear garden and being offered without a forward chain.

Property Description

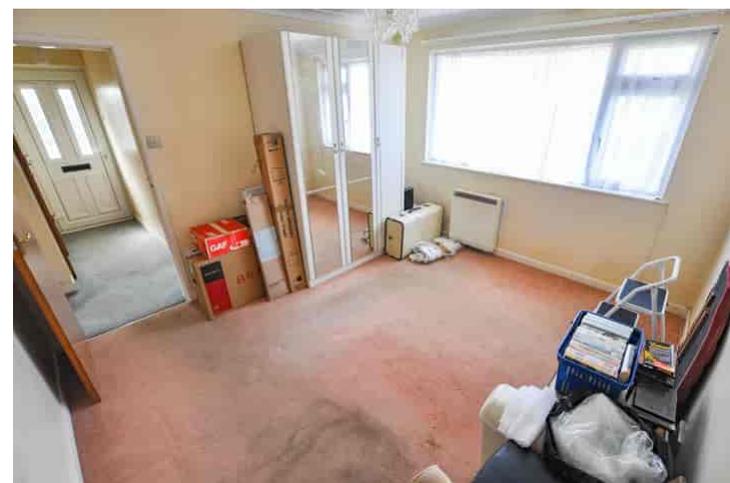
A well-proportioned semi detached, two bedroom bungalow, positioned towards the head of this quiet residential cul de sac which is in need of modernising throughout. The accommodation comprises of two double bedrooms which enjoy a front aspect, a rear aspect living room, kitchen and family shower room, which could accommodate a bath should a prospective purchaser choose. The property has been double glazed throughout and is currently heated via night storage radiators, although we understand that there is already a gas supply to the property.

Gardens and Grounds

The front garden is laid to a variety of shingle and gravel beds with some mature shrubs and there is a driveway which leads to the right hand side of the home and is suited to three vehicles. The driveway provides access to a detached single garage with an up and over style door and there is gated access to the rear garden. The rear garden has a southerly orientation and is laid to shingle, with mature beds. There is a patio spanning the rear elevation as well as a wood-built aviary towards the rear boundary.

Location

Ferndown is located conveniently at the start of the A31 and enjoys a strategic position allowing easy vehicular access to Bournemouth, Poole and Christchurch. With a championship golf course, busy retail precinct and two national supermarkets, Ferndown is 4 miles (6.4 km) from Bournemouth International Airport. The King George's Field is a very large area of open space, including a children's playground six tennis courts, four football pitches, cricket pitch, a bowling green, boules area, croquet practice lawn, a rugby pitch and a fully equipped skateboard park. There are two golf clubs, Ferndown Forest Golf Club, which offers a single 18-hole course and Ferndown Golf Club. The Ferndown Leisure Centre has two heated pools, a sports hall, a fully equipped Gymnasium, Squash Courts and a rifle range. There is a shopping centre at Penny's Walk, which also includes a large Tesco supermarket and the local branch of the county library. A Sainsbury's is located nearby as well as a Halfords and McDonalds on the outskirts. There are large areas of woodland and heathlands around the area which makes Ferndown a sought after residential location.



Size: 54.5 sq ft (50.6 sq m)

Heating: Night Storage

Glazing: Double glazed

Parking: Driveway & single garage

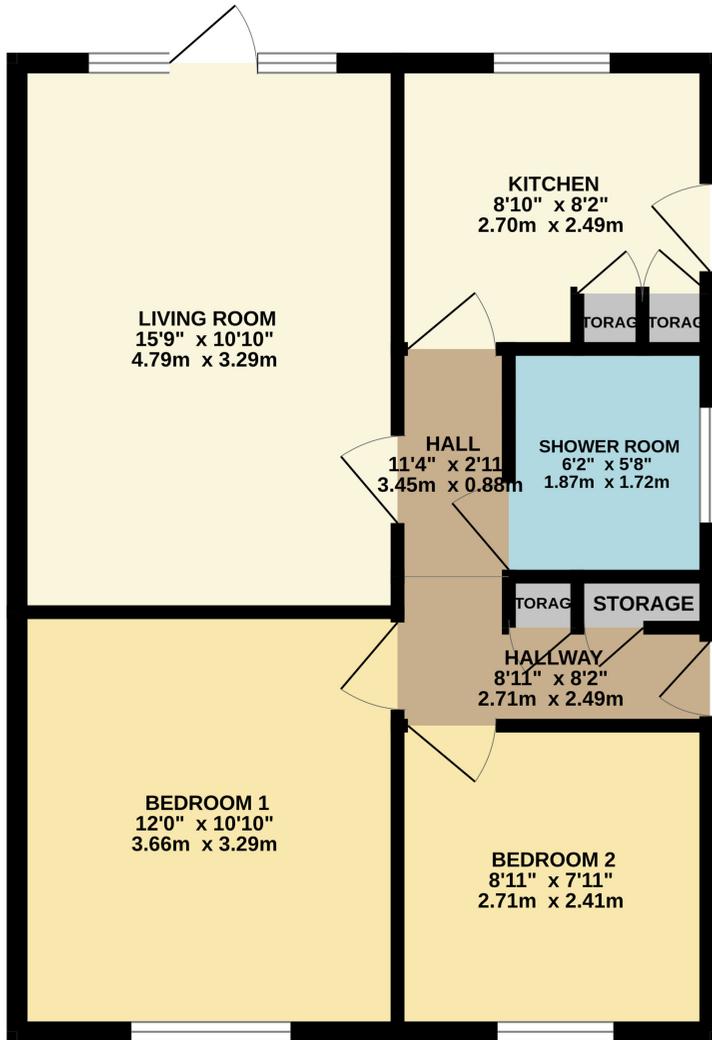
Garden: South East facing

Main Services: Electric, water, drains, telephone, gas

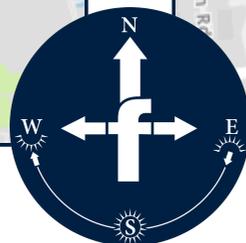
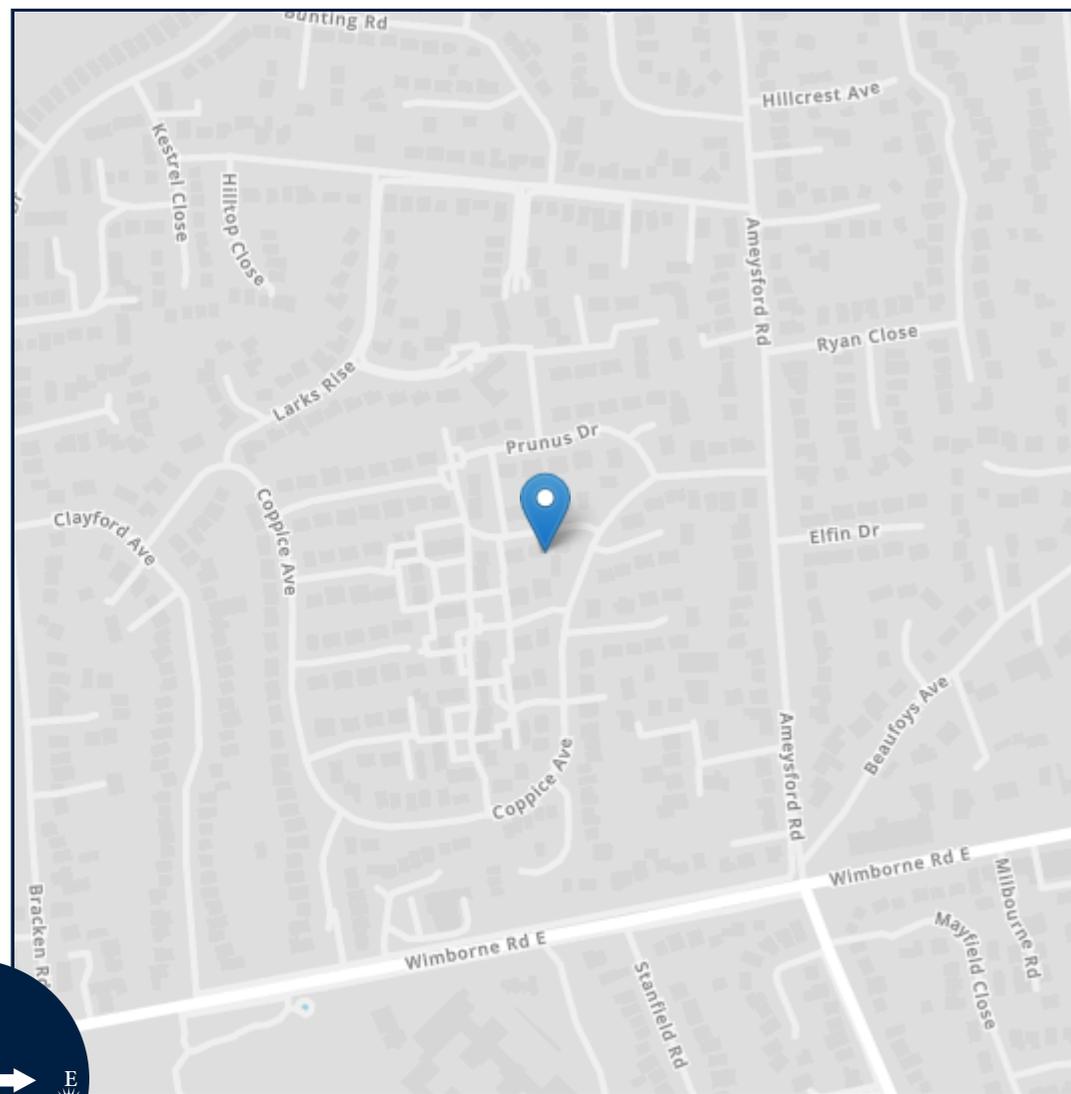
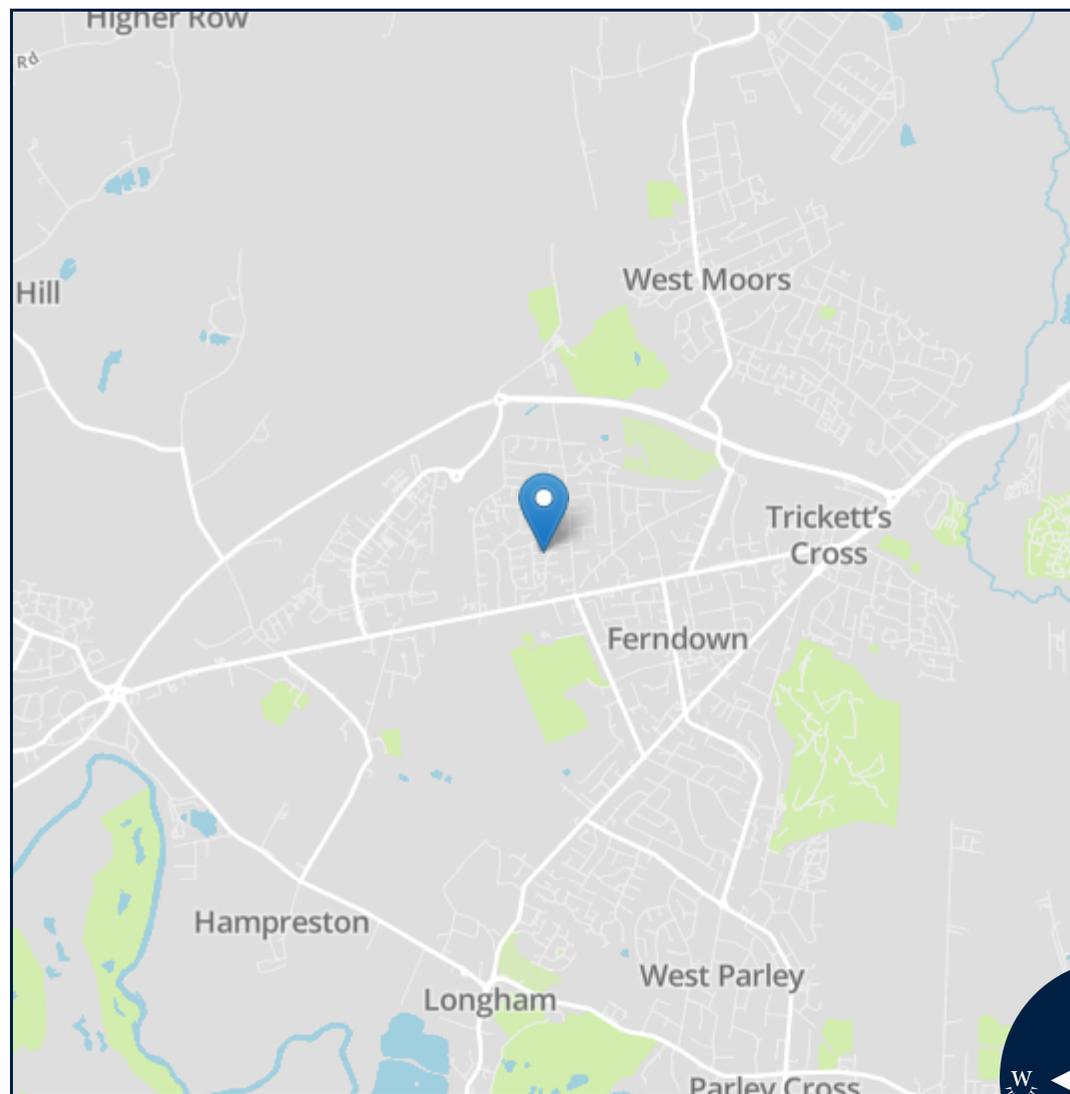
Local Authority: Dorset Council

Council Tax Band: C

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	88
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
51	

England, Scotland & Wales

EU Directive 2002/91/EC



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