



**New Road
Ferndown, Dorset, BH22 8EX**

FREEHOLD PRICE

£450,000

“Three bedroom detached bungalow requiring modernisation with private garden, double garage and no forward chain”

A well proportioned three bedroom detached bungalow set in a convenient location in a small cul-de-sac away from the main road within 350 yards of Ferndown' town centre, shops and amenities and regular bus routes to Bournemouth and Wimborne. The property requires modernisation and redecoration and has scope to extend (stpp).

- **Entrance hall**
- Dual aspect **lounge** with double glazed windows, stone fireplace & mantle
- **Kitchen/breakfast room** originally fitted units and worktops with integrated oven & grill, two circular sink units, electric hob and extractor over, dual aspect double glazed windows to the front & side. Double glazed door to side pathway, larder cupboard, door to cupboard housing boiler (original warm air heating)
- **Bedroom one** comprehensive range of fitted wardrobes and bedroom furniture, sliding patio doors to the rear garden
- En-suite shower room, shower cubicle and matching suite
- **Bedroom two** with double glazed sliding doors to the rear garden
- **Bedroom three/dining room**, double glazed sliding patio doors to side aspect leading to the adjacent garden room
- **Bathroom** comprising panelled bath with low level WC & wash hand basin
- **Double detached garage**, up and over door, side door
- **Garden room**, self contained room with double glazed window and sliding doors
- Outside the block paved driveway provides **parking** for several vehicles leading to a gated secure lobby and access to the back garden, lawned frontage with shrub borders and alternative side access
- The **rear garden** is mainly level lawn, with a paved patio and pathway leading to storage sheds and an adjacent patio to the summer house, with mature hedging and timber fence borders.

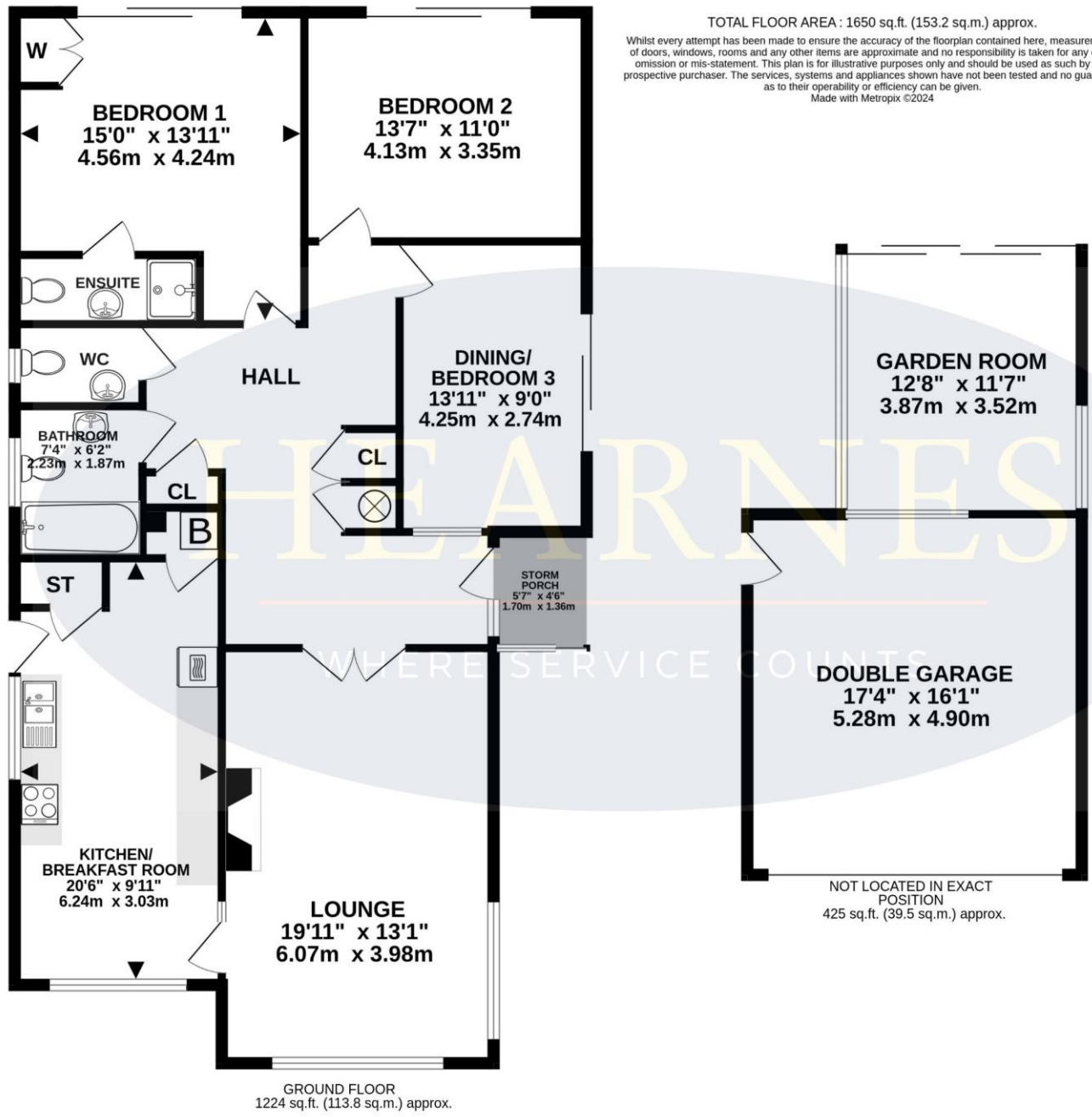
Ferndown has a Championship Golf Course on Golf Links Road. The clubhouse of the golf course is located approximately 800 metres away.

COUNCIL TAX BAND: F

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





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