



FOR SALE  
**HEARNES**  
01202 890890



**Coppice Avenue  
Ferndown, Dorset, BH22 8HF**

# FREEHOLD GUIDE PRICE

## £350,000

***“Occupying a good sized corner plot and offered with no onward chain”***

This conveniently located and generous sized three bedroom detached bungalow occupies a corner plot with a side and rear garden, single garage and driveway.

The property is in need of some updating and now comes to the market offered with no onward chain.

- **A three bedroom detached bungalow on a good sized corner plot with no chain**
- **Entrance hall**
- **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, recess and plumbing for washing machine and dishwasher, space for fridge/freezer, larder cupboards, wall mounted gas fired Worcester boiler, tiled floor and double glazed door leading out onto a side garden
- **22ft x 16ft L- shaped open plan lounge/dining room**
- **The lounge area** has an living flame log effect gas fire and double glazed window to the front aspect
- **Dining area** has ample space for dining table and chairs and a double glazed window to the front aspect
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes
- **Bedroom three** is a large single bedroom
- **Bathroom** incorporating a panelled bath, pedestal wash hand basin and airing cupboard
- **Cloakroom with WC**
- There is a good sized area of **side garden** with a maximum overall measurement of 35ft x 40ft. The side garden has been landscaped for ease of maintenance and there is a side gate which opens onto the front garden
- **The rear garden** has also been landscaped for ease of maintenance. There are two outbuildings and a side gate opening onto the side driveway. The rear garden measures approximately 25ft x 25ft and faces a westerly aspect
- **The front garden** has been block paved
- **A side driveway** provides generous off road parking and in turn leads down to a **single garage**
- **Single garage** has an up and over door
- **Further benefits include** double glazing and a gas fired heating system with replacement Worcester boiler and the property also now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: D**

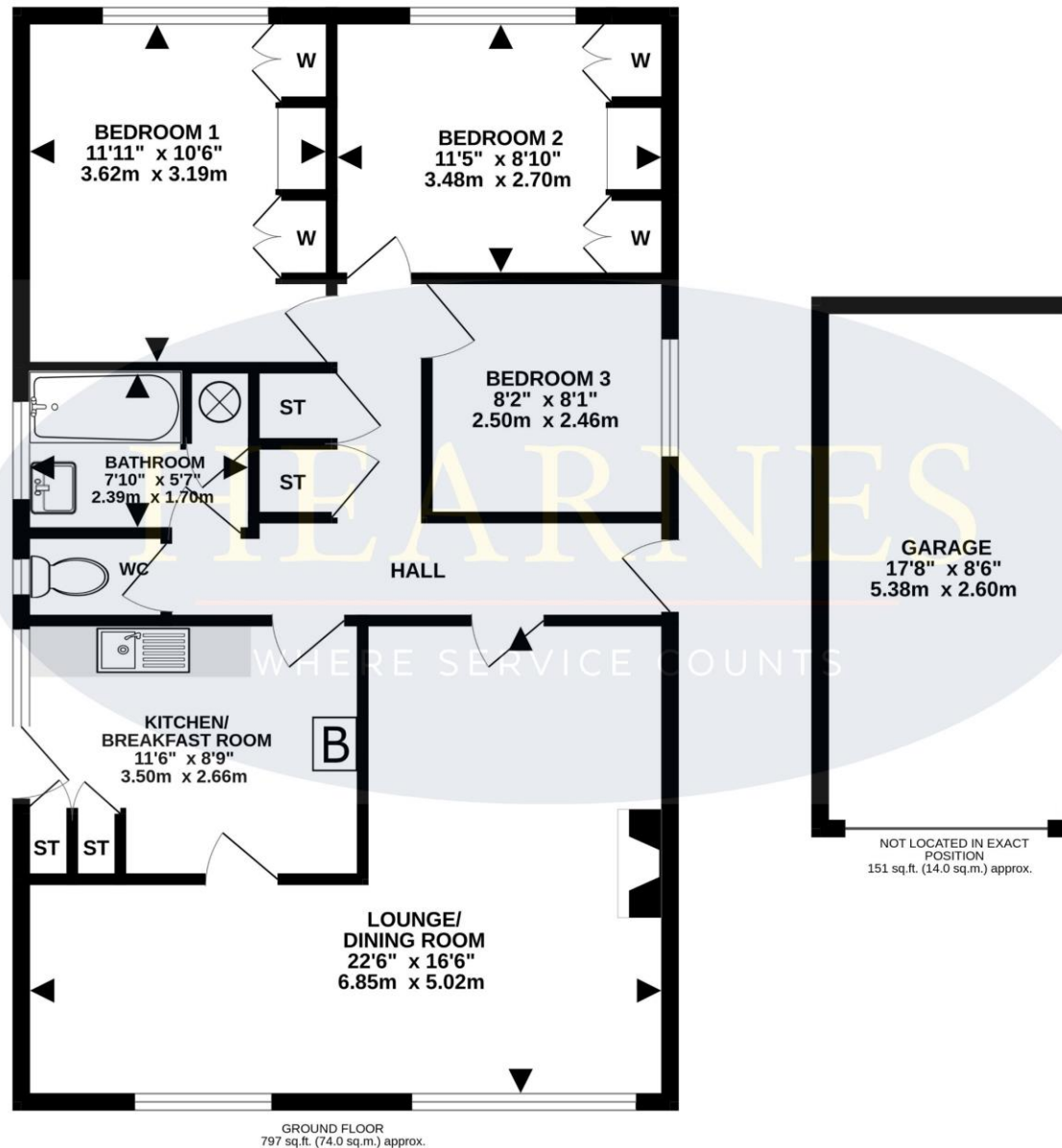
**EPC RATING: D**

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.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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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