

Ringwood Road

Ferndown, Dorset, BH22 9AY



HEARNES

WHERE SERVICE COUNTS



“A conveniently located town house in a unique gated development approximately 500 metres from the town centre, with no chain”

FREEHOLD GUIDE PRICE £400,000

A superbly positioned and rarely available two double bedroom town house with enclosed landscaped gardens, single garage and allocated parking.

‘The Squires’ is a unique development of just four cluster homes situated well back from Ringwood Road. This impeccably presented and unique property has been beautifully kept and landscaped garden, as well as a single garage and additional parking. Conveniently situated approximately 500 metres from Ferndown’s town centre.

The property now comes to the market offered with no onward chain.

- **Two double bedroom town house in a unique gated development with no chain**
- Guide Price £400,000 - £425,000

Ground Floor:

- **Entrance hall** with useful understairs cupboard
- **Cloakroom** finished in a white suite
- **Kitchen** incorporating ample work tops, a good range of base and wall units with underlighting, integrated Neff oven, hob and extractor, space for a fridge/freezer, recess and plumbing for a washing machine, recess for a microwave and an archway through to the lounge/dining room
- **20ft Lounge/dining room** with box bay window and French doors leading out to a private landscaped garden
- **Lounge area** with living flame coal effect electric fire
- **Dining area** with ample space for a dining table and chairs and an archway through to the kitchen

First Floor:

- **Good sized landing** with walk in drying cupboard housing a wall-mounted gas-fired Worcester boiler and radiator
- **Bedroom one** is a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- Spacious **family bathroom/shower room** finished in a white suite incorporating a good sized corner shower cubicle, panelled bath with mixer taps and shower attachment, wc, wash hand basin with vanity storage beneath and tile effect flooring
- **Further benefits** include double glazing, a gas-fired heating system and the property now comes to the market offered with no onward chain

COUNCIL TAX BAND: E

EPC RATING: C



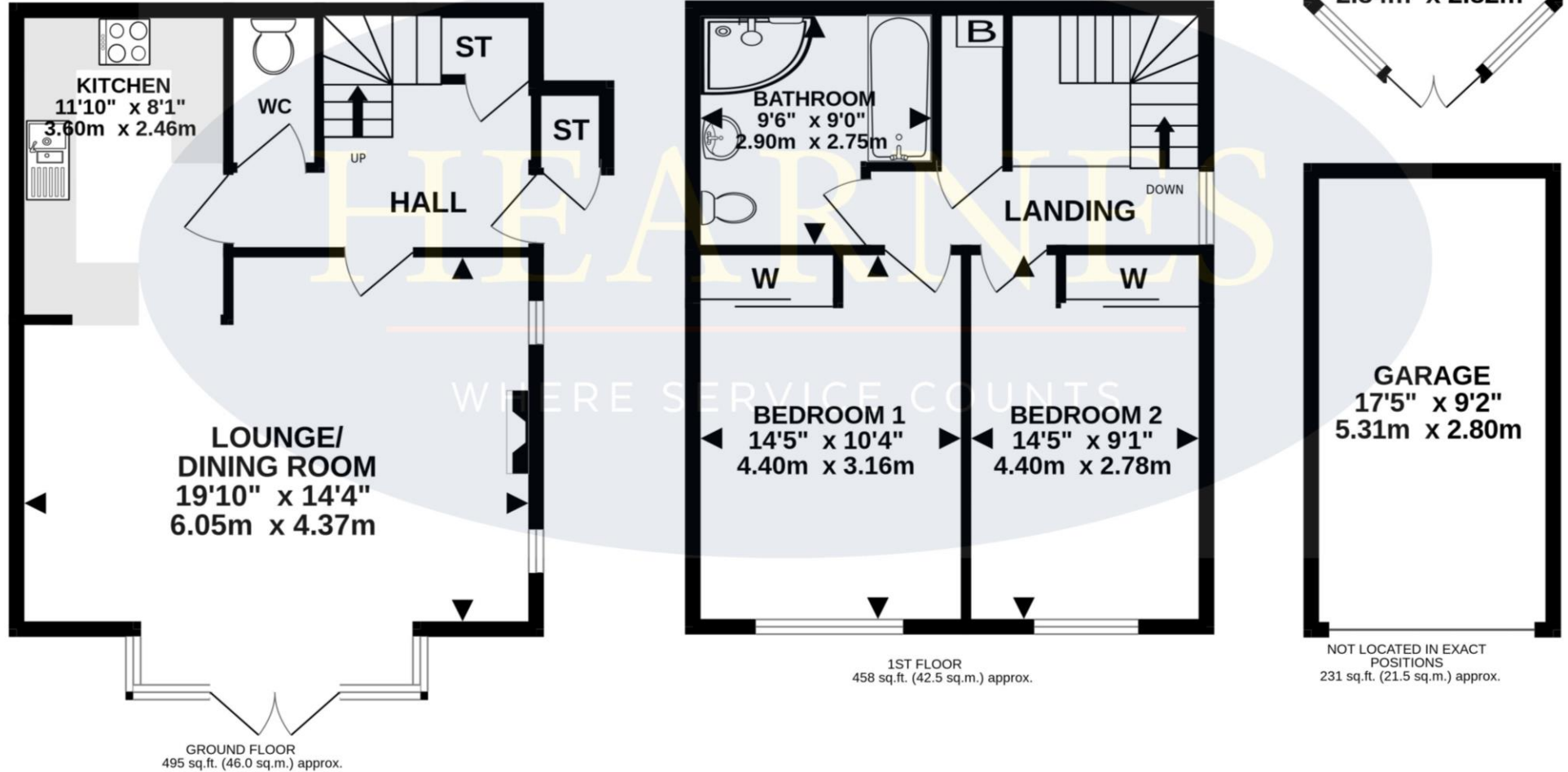




TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

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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AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- **Front garden** facing a westerly aspect, offering an excellent degree of seclusion and has been recently landscaped. The garden incorporates a large semi-circular Indian sandstone paved patio which is surrounded by well-stocked flower beds. The garden itself is enclosed by mature shrubs and fencing. Outside the front entrance into the property there is a useful and lockable store cupboard with light and power. A side path continues down to a further area of enclosed private garden. The garden has also been recently landscaped and is immaculately kept. There is a central area of artificial lawn surrounded by a gravel path, with two areas of circular Indian Sandstone paved patio and a summer house offering an ideal space to relax and enjoy this beautiful well-stocked enclosed additional area of garden
- **Single garage** located in a nearby block, with a remote control up and over door, light and power
- **One allocated parking space**
- Wrought iron gates open into an extensive paved shared driveway, which in turn leads down to an area designated for **visitors parking**
- **Agents Note:** *There is an annual cost for all residents of the Squires, which is approximately £200 per annum for each individual property. This covers general maintenance and lighting*

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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