



FOR SALE  
**HEARN**  
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**Victoria Gardens  
Ferndown, Dorset, BH22 9JQ**



# FREEHOLD GUIDE PRICE

## £475,000

***“Beautifully presented detached traditional bungalow with no forward chain situated close to Ferndown town centre”***

This deceptively spacious detached bungalow is in excellent decorative order and situated in an extremely convenient location just 600 yards from Ferndown's town centre with its shops and amenities and regular bus routes and is offered with no forward chain.

The accommodation briefly comprises three double bedrooms, an L-shaped lounge/dining room with access to the adjacent kitchen/breakfast room overlooking the rear garden and a modern shower room with separate WC, double glazed conservatory accessed from bedroom three overlooking the rear garden. Other benefits include modern Worcester gas boiler, quality double glazing, ample driveway parking and secure iron gates to the side driveway providing access to the detached single garage and the low maintenance, well tended, southerly aspect rear garden.

- **Entrance hall** with coats cupboard
- **Dual aspect lounge/dining room** with double glazed windows to the front and side aspects, central feature gas flame effect fire with mantle over, door leading to the kitchen
- **Fitted kitchen** comprising comprehensive range of base and wall mounted units with adjoining worktop, single drainer sink unit with large, double glazed window above overlooking the rear garden, space and gas point for cooker and further space, power and plumbing for washing machine and fridge and freezer, breakfast bar worktop, cupboard housing the gas boiler, opaque double glazed door giving access to the driveway
- **Bedroom one** has a comprehensive range of bespoke, fitted bedroom furniture and a double glazed window to the front elevation
- **Bedroom two** with fitted wardrobes and dressing table and a double glazed window to the rear
- **Bedroom three** with double glazed sliding doors giving access to the conservatory
- **Conservatory** with double glazed, full height windows to three aspects with polycarbonate roof, sliding door, tiled flooring and an outlook across the garden
- **Shower room** fitted in a one and a half size shower cubicle, wash hand basin, opaque double glazed window to the side, fully tiled walls and flooring
- **Separate cloakroom** fitted in a low level WC, double glazed window and fully tiled walls and flooring

#### Outside:

- **The driveway** provides parking for up to three vehicles with an additional section of shingle and double iron gates giving access to the side driveway and in turn leading to the detached single garage
- **Detached single garage** has up and over door
- A southerly aspect **rear garden** provides excellent privacy and low maintenance whilst being entirely paved in Indian sandstone style slabs with shrub and flower borders, **timber shed**, all enclosed by timber fencing with concrete posts

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located just 600 yards away.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

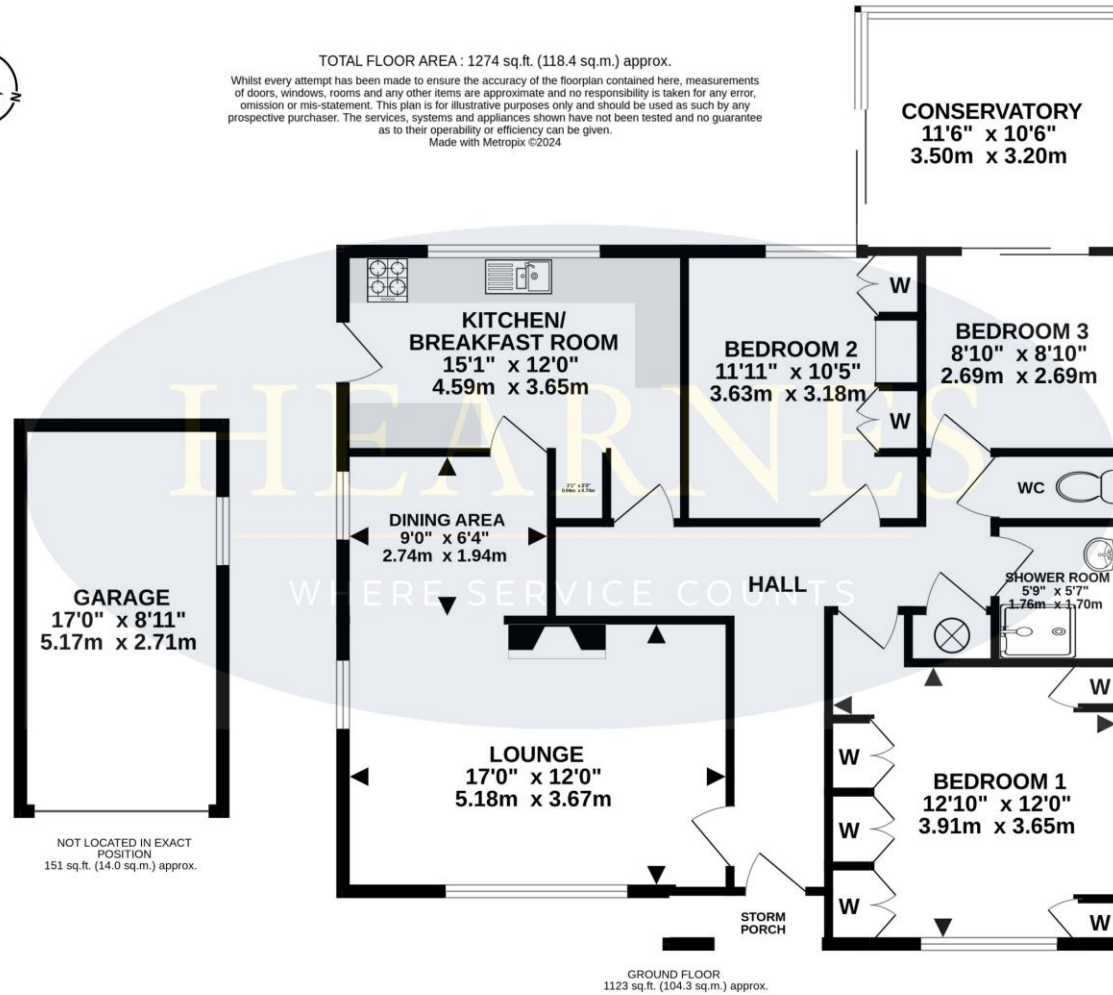
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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