

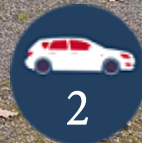


*Asking Price*

£350,000

Freehold

HILLTOP CLOSE, FERNDOWN BH22 9TU





- ◆ **LINKED DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **GAS FIRED HEATING**

A two bedroom, link-detached bungalow positioned in a quiet residential cul de sac and boasting scope for extension (STPP) as well as modernisation throughout. The property benefits from an attached garage and is being offered without a forward chain.

### Property Description

The home sits at the head of this quiet residential cul de sac and the accommodation comprises of an open plan lounge/dining room, kitchen, two double bedrooms and family bathroom along with a separate wc. The property would benefit from being modernised and, in our opinion, there is scope to extend the property to the rear (STPP). The home is double glazed throughout and benefits from gas fired heating.

### Gardens and Grounds

The front garden is primarily laid to lawn and there is a tarmac driveway which leads to the right hand side of the home. The driveway is suited to two vehicles and, in turn, gives access to the attached single garage which has an up and over style door. The rear garden has a southerly orientation and is primarily laid to lawn and there is a paved patio which spans the rear elevation of the home.

### 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: 579 sq ft (53.8 sq m)

Heating: Gas fired (vented)

Glazing: Double glazed

Parking: Off road & garage in block

Garden: South facing

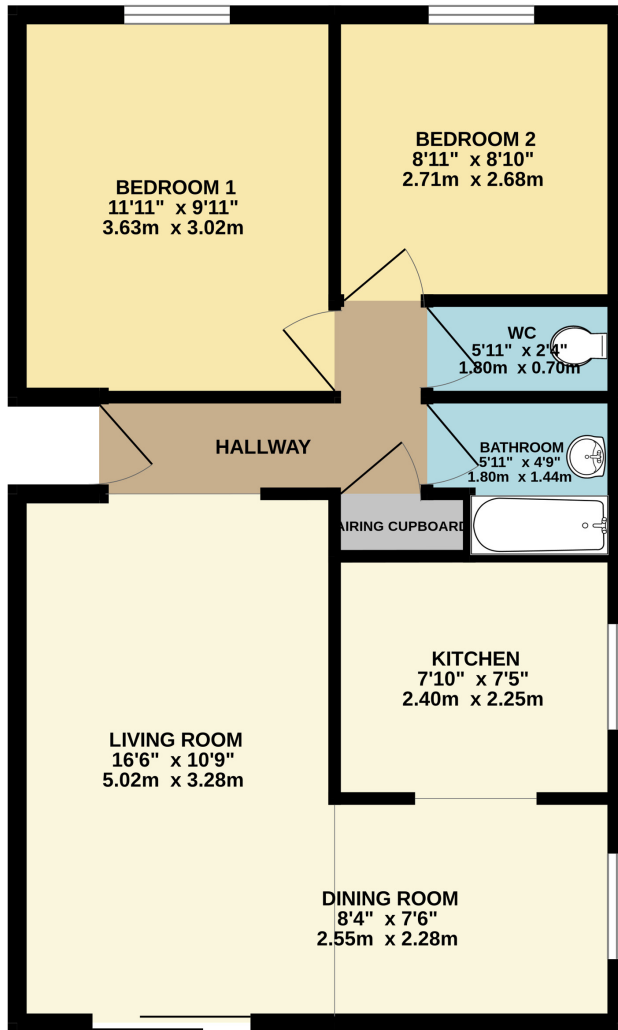
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

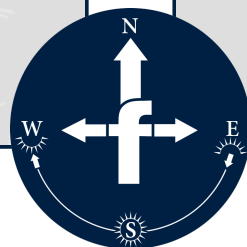
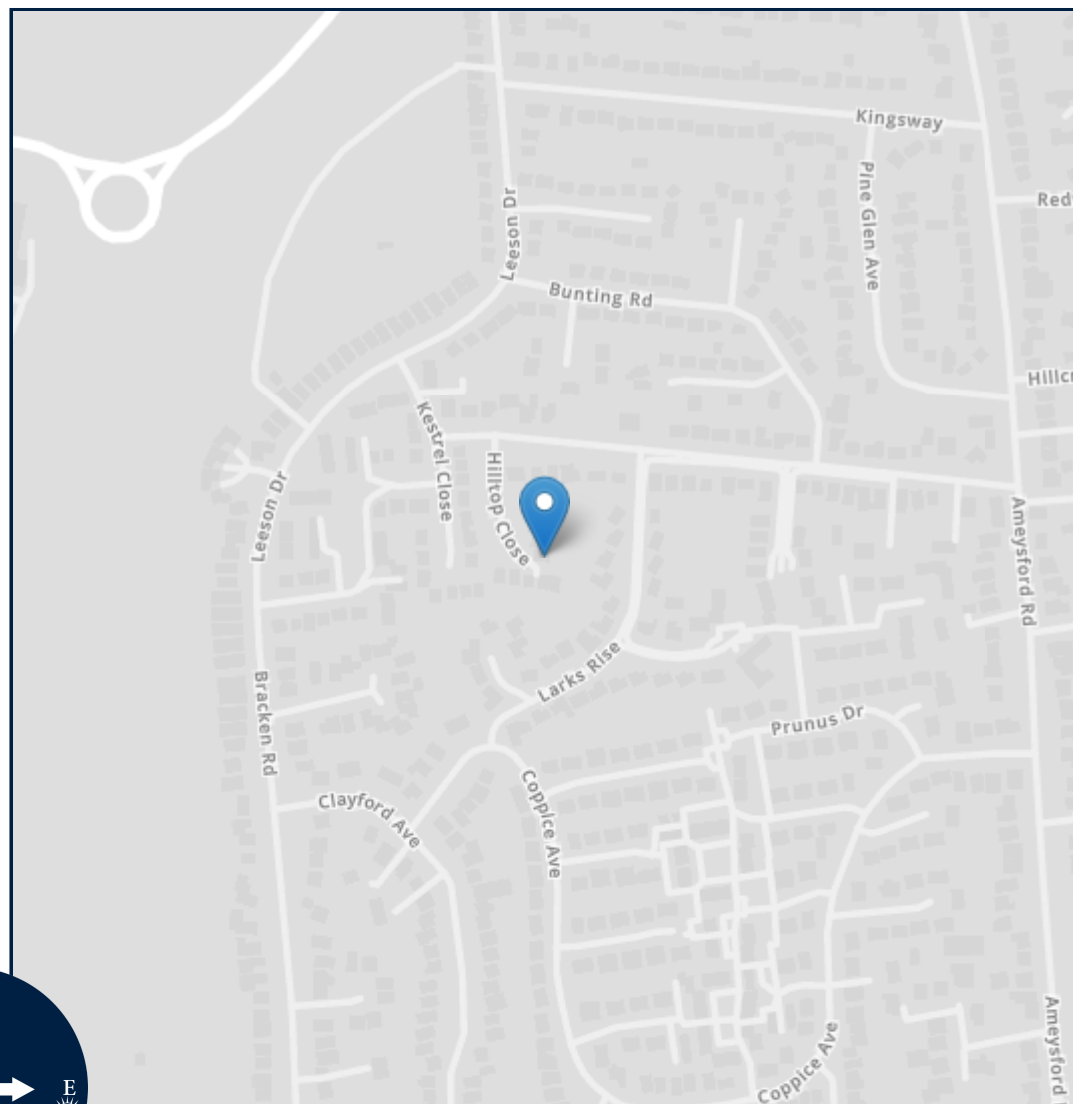
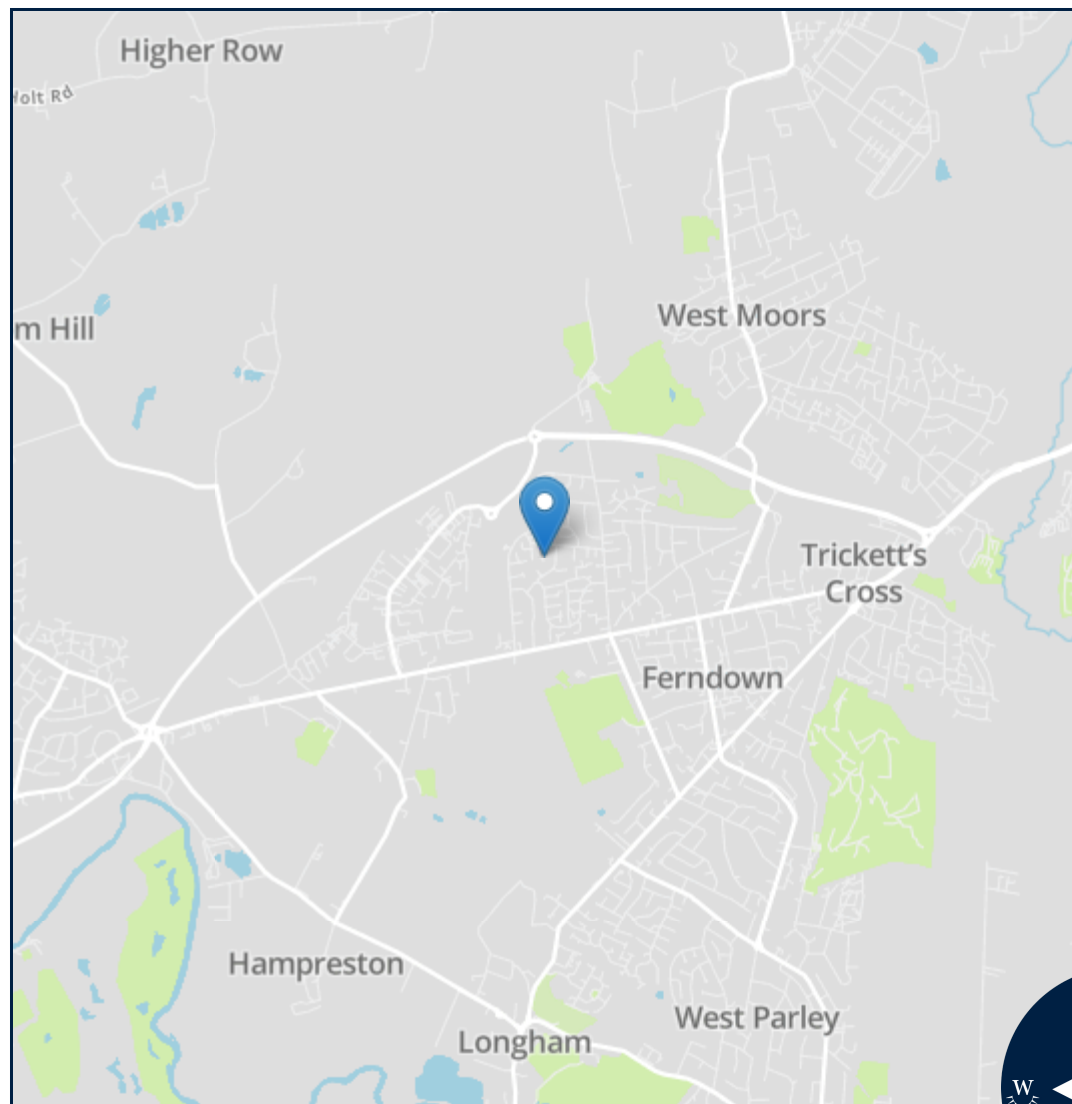
Council Tax Band: C



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	65
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000