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**Amberwood
Ferndown, Dorset, BH22 8JT**

FREEHOLD GUIDE PRICE

£300,000

“Recently modernised and beautifully finished family home with a secluded, landscaped garden”

This recently modernised and superbly appointed two double bedroom mid-terrace family home has a secluded, landscaped rear garden and two allocated parking spaces.

The property has undergone an extensive programme of recent modernisation which has been finished to an extremely high standard with some lovely finishing touches. The property is tucked away in a sought after cul-de-sac location and now comes to the market offered with no onward chain.

- **A recently modernised two double bedroom mid-terrace family home with a secluded landscaped rear garden, parking and no chain**

Ground floor:

- **Entrance hall**
- **Brand new high quality kitchen** finished with extensive slimline marble effect worktops with matching upstands, recess and plumbing for washing machine, recess for fridge, integrated oven, hob and extractor, double glazed window to the front aspect and an opening to the lounge/dining room
- **Good size lounge/dining room** with understairs cupboard and double glazed French doors leading out into a secluded, landscaped rear garden

First floor:

- **Two double bedrooms**
- **Luxuriously appointed family bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern

Outside:

- **The rear garden** measures approximately 40ft in length, faces a westerly aspect and offers an excellent degree of seclusion. The garden has been landscaped to incorporate a large, porcelain paved patio with the remainder of the garden predominantly laid to lawn and fully enclosed by fencing.
- There is an area of **enclosed front garden** with newly laid lawn
- The property is also conveyed with **two allocated parking spaces** located directly in the front of the property
- **Further benefits include;** newly installed double glazing, ultra efficient and wifi controlled electric heating, modifications to electrics to include extra sockets, LED lighting and a new consumer unit. The property now comes to the market with no onward chain

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

COUNCIL TAX BAND: C

EPC RATING: D

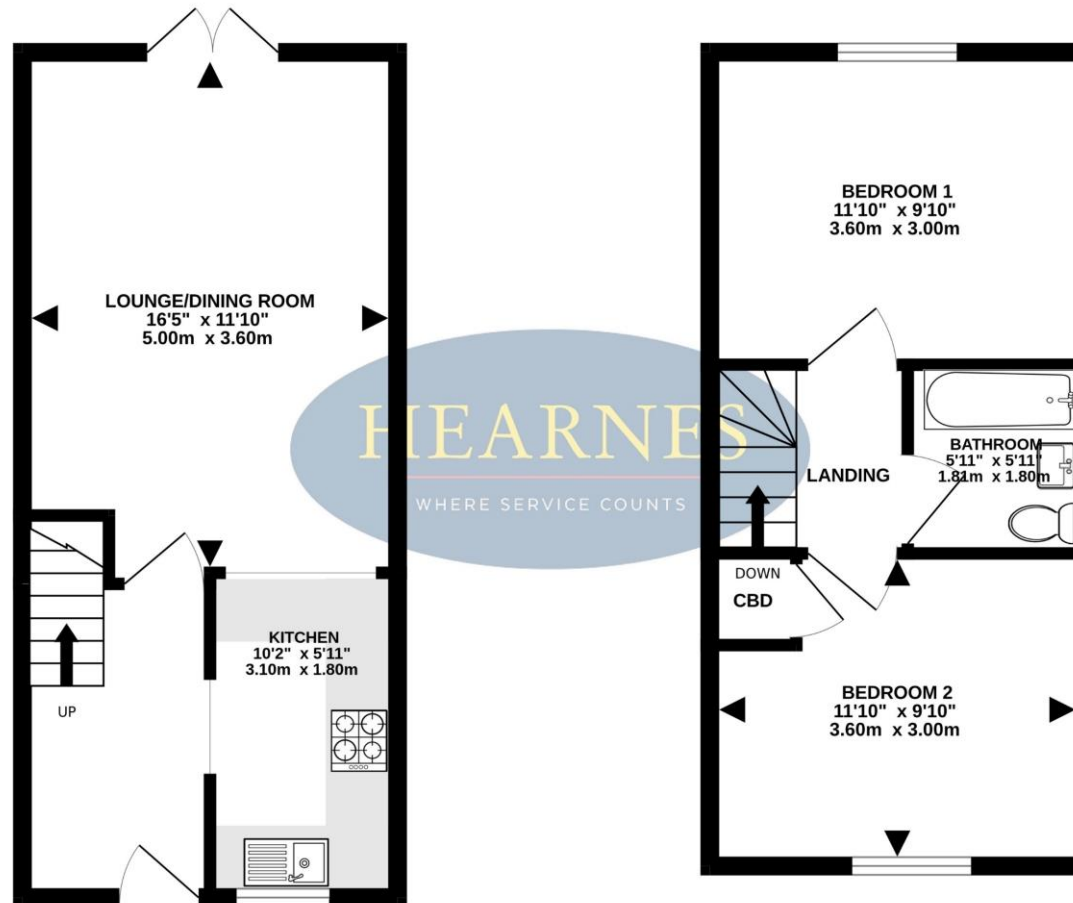
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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