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**Brabourne Avenue  
Ferndown, BH22 9EH**



# FREEHOLD

## GUIDE PRICE £375,000

This immaculately presented and conveniently located two double bedroom detached bungalow has a 19' conservatory overlooking a secluded rear garden, single garage and driveway, whilst situated in a sought after and convenient cul-de-sac location approximately 850 metres from Ferndown town centre.

This superbly positioned and immaculately presented bungalow also now comes to the market offered with no onward chain

- **A convenient located two double bedroom detached bungalow with a secluded garden offered with no chain**
- **Entrance hall** with airing cupboard and loft access
- **18' Lounge area** with a double glazed window overlooking the front garden
- **Dining area** with a double glazed window and door opening onto a side path
- Re-fitted and modern **kitchen** incorporating ample wood effect slimline worktops with attractive tiled splashbacks, good range of base and wall units, cupboard housing a wall mounted gas fired boiler, recess and plumbing for washing machine, integrated Bosch oven, Hotpoint hob and extractor hood above, recess for fridge freezer, tiled floor and a double glazed window to the side aspect
- **Bedroom one** is a generous sized double bedroom with a double glazed door leading out onto the conservatory
- **Bedroom two** is also a good sized double bedroom with a double glazed window into the conservatory
- **Family Bathroom** finished in a white suite incorporating a panelled bath with shower over, separate shower attachment and raindrop shower head, WC, pedestal wash hand basin, fully tiled walls
- **19' Conservatory** with a tiled floor, double glazed windows overlooking the rear garden and double glazed door giving access
- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 30' x 30'. Adjoining the rear of the property there is a large paved patio, the remainder of the garden is predominantly laid to lawn
- A side **driveway** provides generous off road parking and in turn leads up to a single garage
- Single **garage** has a metal up and over door either end
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

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

**COUNCIL TAX BAND: D**

**EPC RATING: D**

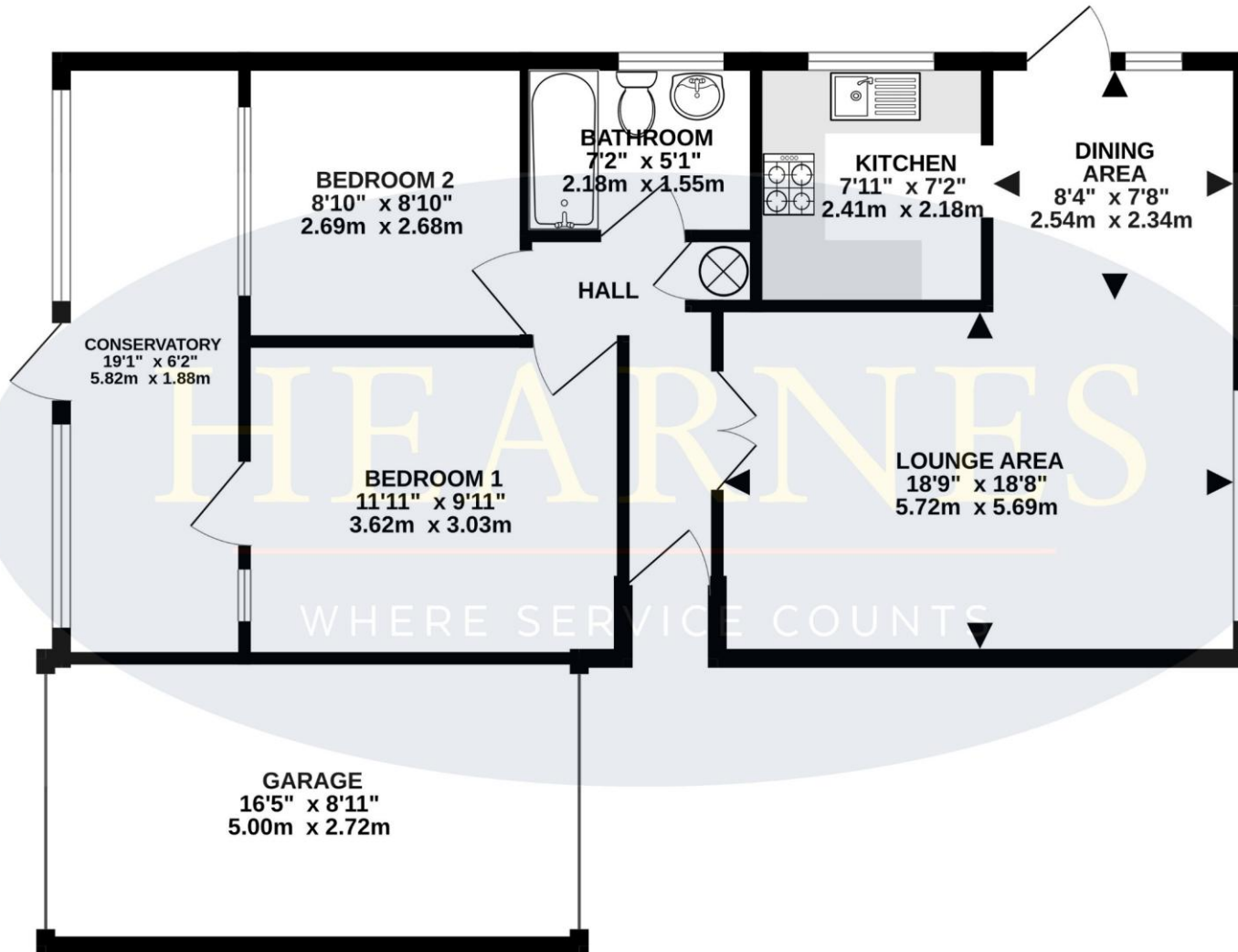
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***“An immaculately presented bungalow 850 metres from Ferndown’s town centre and no chain”***



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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