



**HEARNES**

WHERE SERVICE COUNTS

**Glenmoor Road  
Ferndown, Dorset BH22 8JJ**



# FREEHOLD

## GUIDE PRICE £350,000

***“Great opportunity to acquire a detached bungalow requiring modernisation with well a proportioned garden offered with no forward chain”***

This 1960's detached bungalow comes to the market for the first time in 35 years located in a prime position within 200 yards of a local shopping parade, convenience store and regular bus routes, whilst only ¾ mile away from Ferndown town centre and a local M&S food store.

The property provides excellent scope for modernisation and comprises two double bedrooms, bathroom and separate WC, spacious lounge/dining room with front and rear aspect and a kitchen/breakfast room with double glazed window and door to the rear garden.

Other benefits include gas heating via a traditional back boiler, double glazing, integral garage, driveway parking and turning space for several vehicles and a wonderful private rear garden with a large area of level lawn and a pleasant private outlook.

The property will be offered with no forward chain and we can confirm that probate has been granted.

- **1960's Detached two bedroom bungalow set in a prime location offered with no onward chain**
- Double glazed door to **entrance hall**, storage cupboard, wood laminate flooring
- **Kitchen/breakfast room**, original unit, gas point for cooker, sink unit, double glazed window above and door to rear garden
- **Large dining room** dual aspect, double glazed windows, chimney breast, with back boiler inset
- **Bedroom one** with double glazed window
- **Bedroom two** with double glazed window
- **Bathroom** fitted with a bath with mixer taps and wash hand basin, double glazed window
- **Cloakroom**, WC and double glazed window
- **Front driveway** and turning space for several vehicles
- **Integral garage** has a metal up and over door, power and light
- **The rear garden** measures approximately 70ft x 50ft, has an extensive patio, level lawn, mature shrub borders enclosed by timber fencing and is an excellent blank canvas to re landscape

**COUNCIL TAX BAND: D**

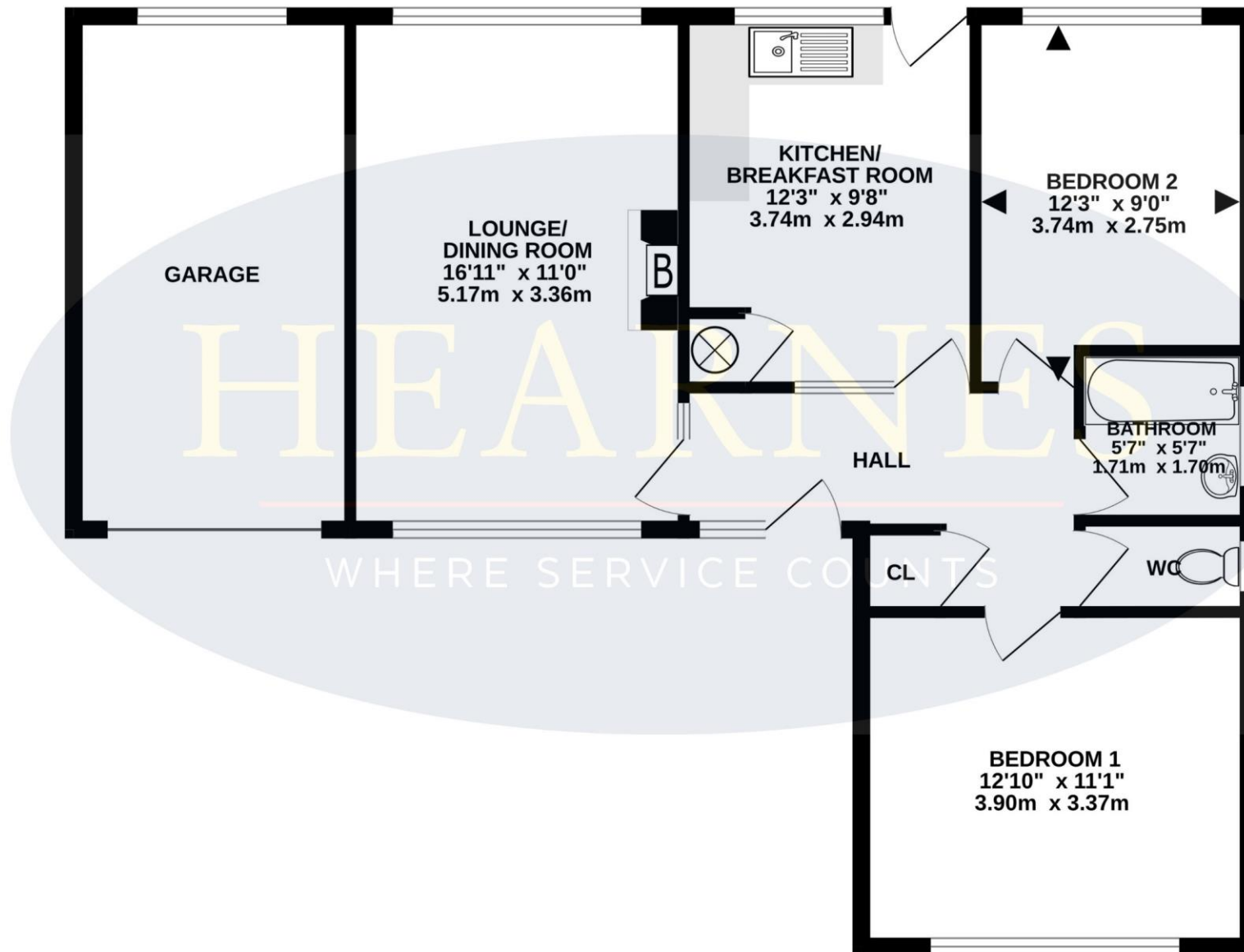
**EPC RATING: F**



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TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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