



**Coppice Avenue, Ferndown
Dorset, BH22 9PL**

FREEHOLD PRICE

£350,000

“Well presented semi-detached bungalow with low maintenance gardens, garage, summerhouse & no chain”

This well-appointed semi-detached bungalow is situated in an extremely popular location amongst similar properties and is offered with no forward chain.

The accommodation comprises two bedrooms served by a modern bathroom, together with a spacious lounge/dining room and modern fitted kitchen.

Other benefits include a recently installed gas-combination boiler, double glazing, automated exterior blind across the lounge window (west facing), driveway parking for several vehicles to a detached garage with automated roller door and convenient side access to the bungalow via the kitchen door.

- Double glazed front door to the entrance hall
- **Entrance hall** with contrasting tones of décor and a hatch to the loft space with pull down ladder
- **Lounge/dining room** with a window to the front aspect providing an extremely light and airy outlook and an automated external roller blind providing shade
- **Kitchen** comprising a range of base and wall-mounted units with adjoining worktop, one and a half bowl sink unit with food waste disposal incinerator, chrome mixer taps and window above overlooking the rear garden, space and electric for a cooker with built in extractor hood above, fully tiled walls and flooring throughout, space, power and plumbing for a washing machine, dishwasher and tall standing fridge/freezer, door to the side giving access to the driveway leading to the garage and rear garden, double door to a cupboard housing a Glow Worm recently fitted gas combination boiler set up on a smart metre
- **Bedroom one** with a window to the rear aspect overlooking the garden
- **Bedroom two** with a window to the front aspect
- **Bathroom** finished in a modern white suite incorporating a bath with wall-mounted shower, glazed screen and tiled splashbacks which continue to half height around the rest of the room, wash hand basin, WC, chrome heated towel rail, opaque window to the side aspect, and door to a storage/airing cupboard with slatted shelving
- Landscaped **front garden** with a variety of shrubs set within shingle, **driveway parking** for several vehicles and side gate to the rear garden
- **Garage** with an automated roller door, internal power and lighting
- Approximately 32ft x 46ft well-maintained **rear garden**, which has been landscaped with low maintenance in mind, with a section of lawn, Indian sandstone patio and a path leading to a detached summerhouse, enclosed by timber fencing.

COUNCIL TAX BAND: C

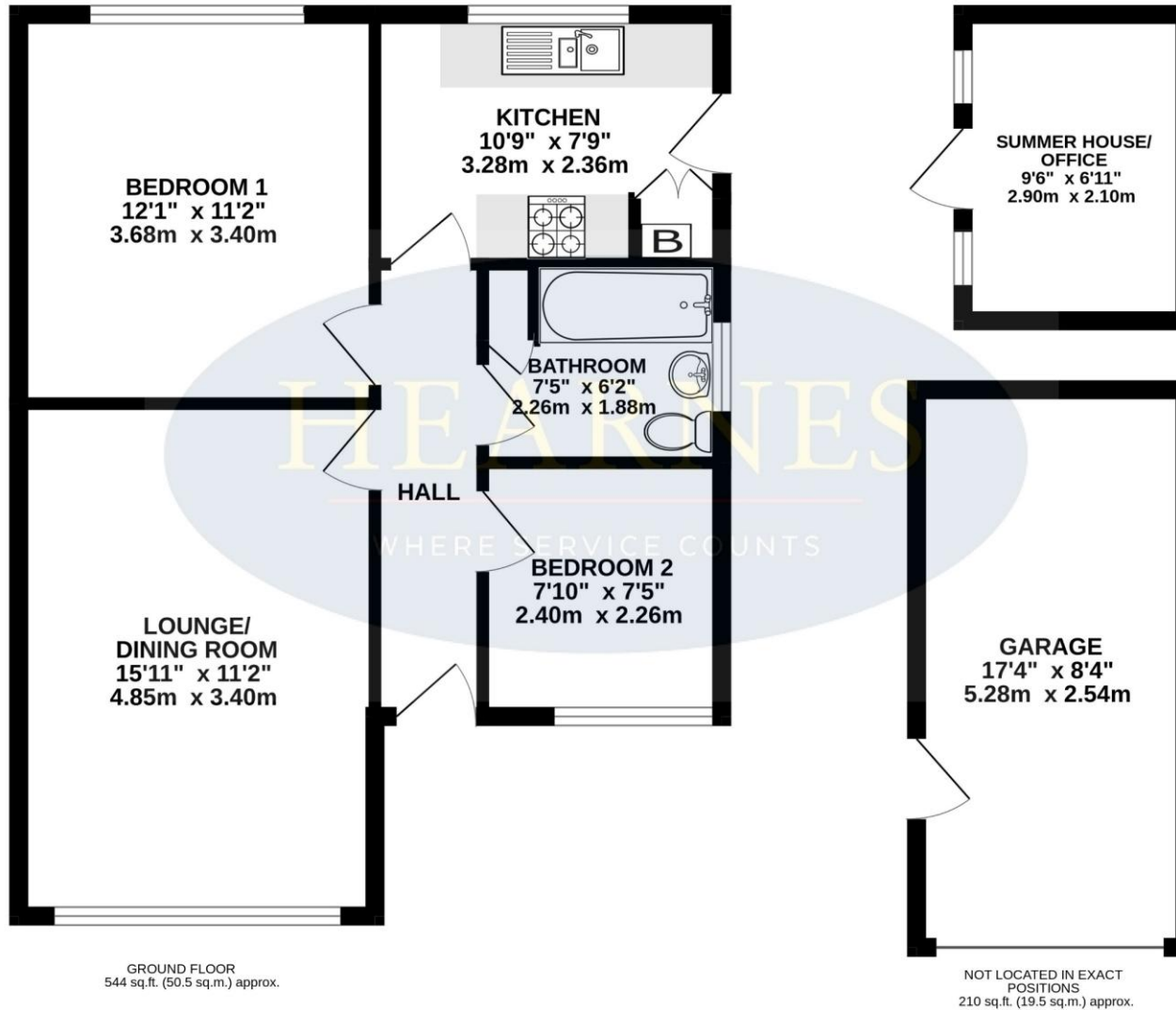
EPC RATING: D



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TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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