



**Victoria Road  
Ferndown, Dorset BH22 9HX**

# FREEHOLD

## GUIDE PRICE £350,000

***“Bright, spacious, detached bungalow set in a convenient town centre location with excellent potential to improve/extend (stpp)”***

No chain with keys in office and incredibly convenient town centre position with a large garden and a garage. This well presented, bright and spacious bungalow has fantastic potential to improve/extend (stpp), two double bedrooms, huge lofty space, large sitting room, fitted kitchen and utility.

- **No chain with keys lodged in the office**
- **Call for further information and to arrange an appointment to view**
- **Delightful, bright and spacious detached bungalow**
- **Incredibly sought after and convenient town centre location**
- **Well maintained but still offering excellent potential to improve/extend (stpp) with large loft space**
- **Two double bedrooms with family bathroom and separate WC**
- **Beautifully kept, original retro style kitchen**
- **Gas central heating and double glazing**
- **50ft x 40ft Private, westerly facing rear garden**
- **Driveway with large garage & workshop (accessed off Westwood Avenue)**

A delightful private and established rear garden (measuring around 50' in length), parking and a large garage/workshop, are just a few features of this impeccably maintained, detached bungalow, that is being offered for sale with no forward chain.

This charming, flexible and spacious property is perfectly located for easy, level access into the town centre, which is literally a few yards away.

Whilst well-maintained, this lovely bungalow offers fantastic potential to further improve or extend (subject to the necessary consents) and has an enormous loft space (cut-roof design).

The accommodation briefly comprises two generous double bedrooms, a family bathroom with separate WC, a fitted kitchen and sitting/dining room.

The sitting/dining room enjoys an aspect over the peaceful rear gardens and has the original parquet woodblock flooring (which extends through to the entrance hall).

The kitchen is comprehensively fitted in a range of beautifully kept original, retro style units with contrasting worktops and tiled splashbacks.

This impressive and versatile property further benefits from gas central heating (with a modern Worcester boiler), double glazing and a useful utility room off the kitchen.

The rear garden extends to approximately 50 foot in length with a sunny, westerly aspect. It is enclosed by fencing and mainly laid to lawn with a paved terrace. A path leads to the detached garage with large, attached workshop and a wrought iron gate leads to the driveway, which can be easily accessed off Westwood Avenue.

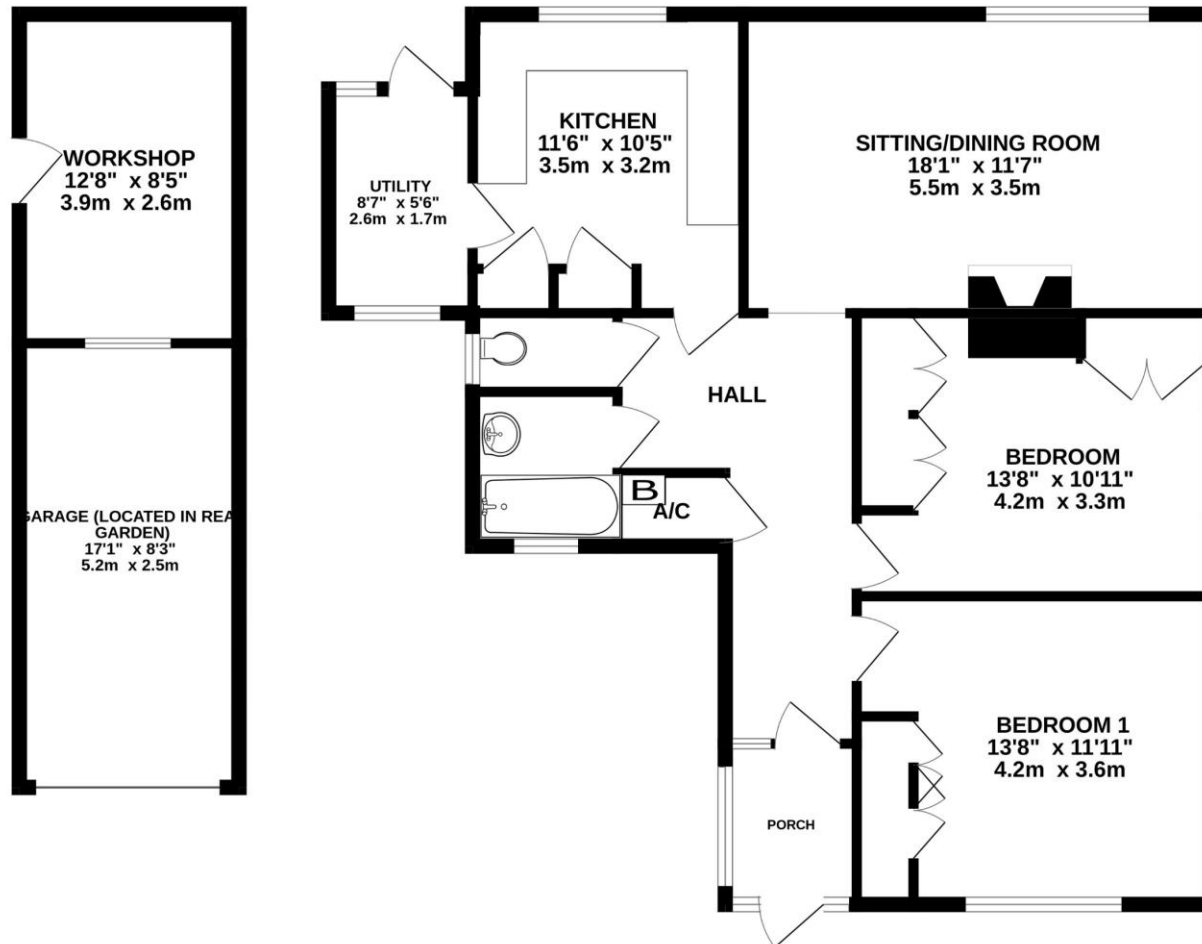
**COUNCIL TAX BAND: D**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

