



**HEARNES**

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**Ferncroft Road  
Northbourne, Dorset, BH10 6BY**



# FREEHOLD PRICE

## £325,000

***“A well proportioned detached bungalow occupying a secluded corner plot requiring modernisation with no forward chain”***

This typical 1960's detached bungalow comprises two double bedrooms, bathroom and separate WC, spacious dual aspect lounge/dining room and functional but dated kitchen.

Other benefits include gas central heating, double glazing, detached single garage and adjacent driveway parking for 1 vehicle together with low maintenance gardens and patios to the front and both sides providing a secluded southerly patio courtyard.

The property requires modernisation and has scope to improve and is situated in an extremely convenient location only ½ a mile from Kinson high street, Tesco supermarket, regular bus routes, local convenience stores and access via West Parley to Bournemouth Airport and the A338 commuter routes.

- Step up to **covered porch** with double glazed door to the **entrance hall**
- **Kitchen** with a range of base and wall units with adjoining roll top worksurfaces, sink unit with double glazed window above, space and gas point for cooker, wall mounted Baxi boiler, space power and plumbing for washing machine and fridge, part tiled walls, suspended ceiling and glazed door to rear lobby which provides and entrance porch with further double glazed windows and door to the rear garden
- **Lounge/dining room** has a dual aspect with double glazed windows to the side and rear overlooking the garden, central fireplace and mantle feature, partially wood panel walls and serving hatch to kitchen
- **Bedroom one** with double glazed window to the side aspect with a comprehensive range of fitted wardrobes with sliding doors, further opaque double glazed window to the rear
- **Bedroom two** double glazed window to the side aspect overlooking the garden with elevated views, built in cupboard with sliding doors
- **Bathroom** original matching suite comprising panelled bath with chrome mixer taps, wash hand basin, part tiled walls, opaque double glazed window
- **Separate cloakroom/WC** double glazed window, part tiled walls, WC
- The property occupies an elevated corner plot with sloping driveway providing **off road parking for one vehicle** and a further paved, hard standing area leading to the front door, the rear garden and the enclosed private front garden
- **Detached garage** measuring 16ft 6in x 8ft 2in replacement electric up and over secure door, window and door to side, internal power and lighting
- **Gardens** the front or side garden is laid to lawn enclosed by mature hedging with pleasant, secluded outlook, whilst the rear garden has a southerly aspect and provides a low maintenance space with a section of paved patio enclosed by wood panelled fencing, brick wall with side gate leading back to the driveway and frontage

The local shops are located just a few hundred yards away on Wimborne Road with more extensive facilities available at the superb shopping centre at Castle Point which is approximately 3 miles way. Bournemouth Town Centre is around 4 miles away and has an excellent array of shopping and leisure facilities as well as the sandy, bathing beaches that this area is most famous for.

**COUNCIL TAX BAND: D**

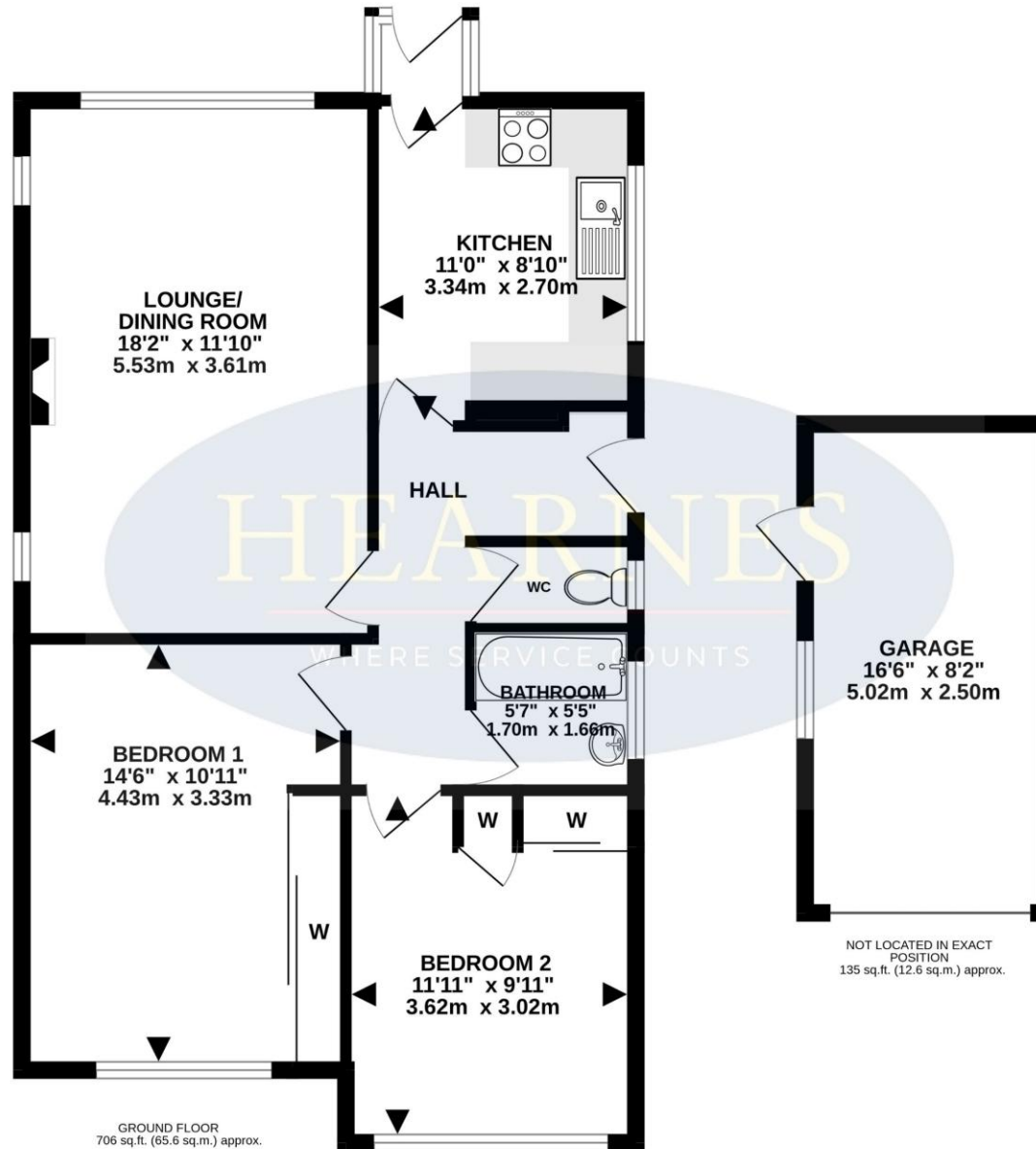
**EPC RATING: D**

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.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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