



16



Coppice Avenue,
Ferndown, Dorset, BH22 9PX

FREEHOLD GUIDE PRICE

£325,000

“A well presented semi detached bungalow with a private rear garden in a cul-de-sac location”

This well presented two bedroom semi detached bungalow has a 30' enclosed and private rear garden, detached single garage and driveway.

The property is tucked away in a peaceful cul-de-sac location whilst enjoying a popular residential area within Ferndown.

- **Two bedroom semi detached bungalow in a cul-de-sac location**
- **Entrance hall**
- **12' Lounge** with double glazed French doors leading out into the conservatory
- The **conservatory** has a radiator allowing for this room to be used all year round and double glazed French doors leading out into the rear garden
- **Kitchen** incorporating rolltop work surfaces, good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, stainless steel sink unit and drainer, attractive tiled splashbacks, wall mounted gas fired boiler, double glazed window overlooking the rear garden and a double glazed door leading out onto a side driveway
- **15' Master bedroom** which enjoys a pleasant outlook over the front garden
- **Bedroom two** is a single bedroom and also enjoys a view over the front garden
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with shower over, mixer taps and separate shower hose, pedestal wash hand basin, WC, partly tiled walls and tiled floor
- The **rear garden** measures approximately 30' x 25', is fully enclosed and offers an excellent degree of seclusion. The garden has been landscaped for ease of maintenance and incorporates paved patio areas with various well stocked flower beds. There is room for a potting shed in the garden
- A **front and side driveway** provides generous off road parking. The side driveway leads up to double gates
- Double gates open onto a **carport** which in turn leads up to a single garage
- Detached single **garage** has a metal up and over door, side personal door, light and power
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

COUNCIL TAX BAND: C

EPC RATING: C

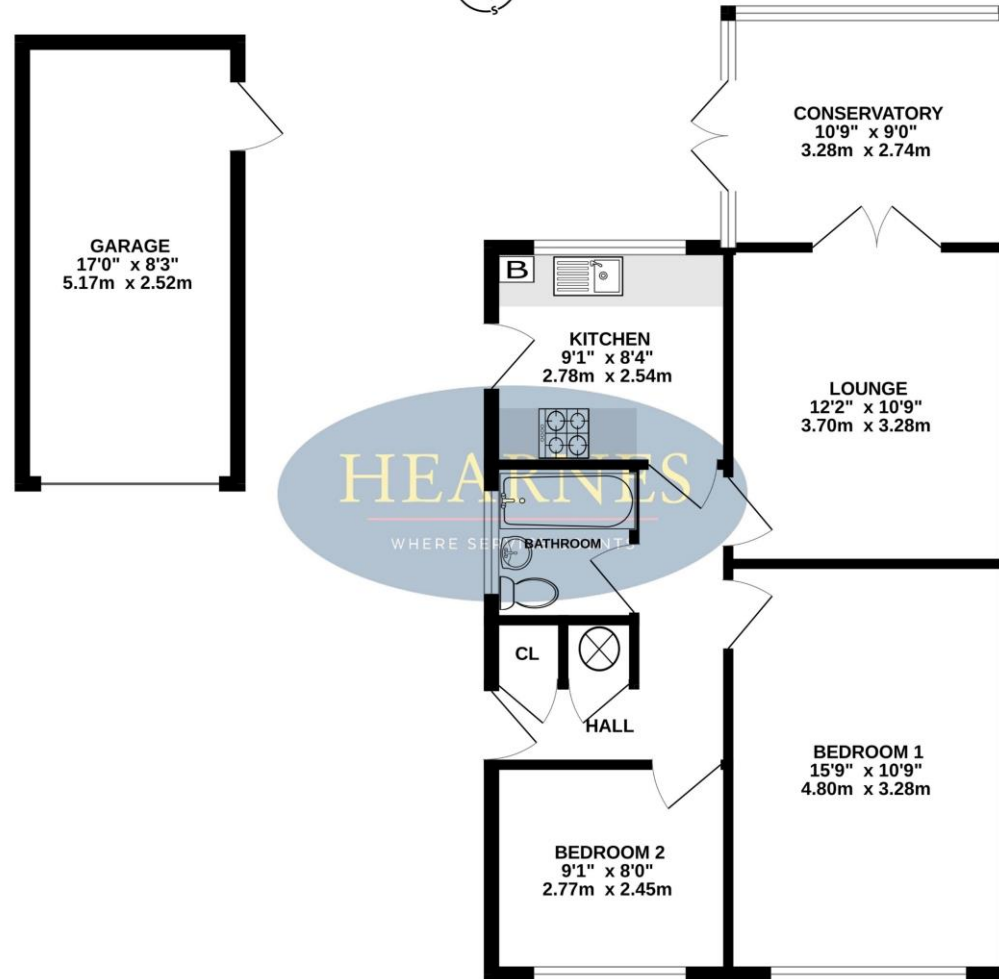
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



NOT LOCATED IN EXACT
POSITION
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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