



Victoria Mews, 2 Library Road  
Ferndown, Dorset BH22 9DF

# FREEHOLD

## GUIDE PRICE £315,000 - £320,000

***“Superb town centre location semi-detached modern mews house with parking and courtyard garden offered with no forward chain”***

Victoria Mews is a small select development constructed enjoying a convenient location approximately 100 meters from Ferndown’s town centre. This delightful modern home is offered with no forward chain. The lounge/dining room enjoys a dual aspect, having a double glazed window to the side aspect and double glazed sliding patio doors leading out onto the garden. There is a modern kitchen/breakfast room with an integrated oven, hob and extractor, dishwasher and fridge/freezer, as well as having a breakfast bar and a double glazed window to the front aspect. Also on the ground floor there is a spacious cloakroom finished in a stylish white suite.

On the first floor landing there is a large and useful storage cupboard. Bedroom one is a double bedroom enjoying a front aspect whilst bedroom two is a good size single bedroom having a rear aspect. Both bedrooms are served by the main family bathroom finished in a contemporary white suite incorporating a panelled bath with mixer taps and shower hose, with glass shower screen, pedestal wash hand basin and low level wc.

A side driveway provides off-road parking for two vehicles and a side gate gives access to the rear garden.

The rear garden offers an excellent degree of seclusion, measures approximately 20ft x 15ft and is fully enclosed. The courtyard style garden has a modern Indian sandstone patio with a side gate opening onto the side driveway.

Further benefits include double glazing as well as a gas fired central heating system.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

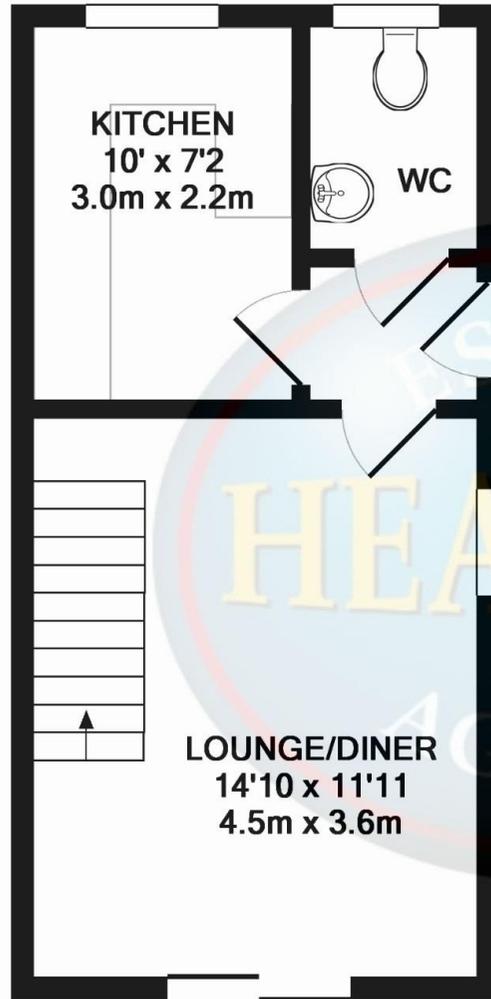
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



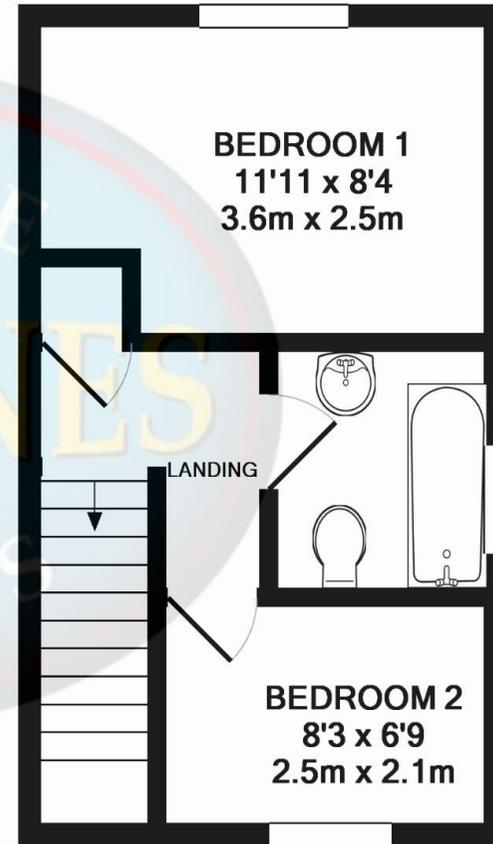


TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



1ST FLOOR

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