



FOR SALE  
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**Cammel Road  
Ferndown BH22 8RX**

# FREEHOLD PRICE

## £475,000

***“Well presented and maintained detached four bedroom family home perfect for modernisation, offered with No forward chain”***

Superb opportunity to acquire a well maintained family house that provides excellent scope for refurbishment situated in a prime location in a small cul-de-sac within 700 yards of local schools, shopping parade and regular bus routes together with easy access to M&S food hall and Ferndown town centre.

Accommodation comprises four first floor bedrooms served by a modern bathroom, a spacious dual aspect lounge/dining room and an open plan kitchen/breakfast room that is functional but has great potential to update.

Other benefits include a separate utility/sun room with access to the garden and garage, a ground floor cloak room, WC, double glazing, gas central heating, driveway parking for two to three vehicles and pleasant landscaped front and rear gardens

- **Porch** – double glazed door and windows
- **Entrance hall**
- **Cloakroom** – WC
- **Kitchen/breakfast room** – already open plan with a range of base units and worktops, cupboard housing Worcester boiler with space for drying, double glazed window and double glazed door to
- **Utility/sunroom**, plumbing for appliances, door to garage, double glazed windows and door to garden
- **Lounge/dining room** – double glazed window to front aspect and sliding double glazed doors to the rear
- **Landing** – hatch to the loft
- **Bedroom one** - double glazed window to front aspect, built in wardrobes and doors to additional cupboards
- **Bedroom two** – double glazed window to front aspect with fitted wardrobes
- **Bedroom three** – double glazed window to rear aspect
- **Bedroom four** – double glazed window to rear aspect
- **Bathroom** – fully tiled walls, panelled bath, WC, wash hand basin, double glazed window

#### Outside

- **Front** – well proportioned frontage with level lawn and shrubs and side gated access, driveway parking for two to three vehicles
- **Garage** - 16.7 x 8.3ft up and over door, power, lighting and integral access
- **Garden** – 45 x 38ft well maintained private garden with shrub and flower borders around a level lawn to a patio area with timber shed, enclosed by panel fencing with concrete posts

**COUNCIL TAX BAND: D**

**EPC RATING: C**



AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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