



Dugdell Close
Ferndown, Dorset, BH22 8BJ

FREEHOLD PRICE

£250,000

“Three bedroom mid-terrace house in need of some modernisation with ample parking and private garden offered with no forward chain”

This mid-terrace house has previously been extended providing three first floor double bedrooms, modern bathroom, spacious lounge/dining room with sliding patio doors and a dated kitchen with access to a sun room that is in need of attention.

The property has been subject to recent redecoration with the benefit of new carpets and a modern Worcester combination gas boiler, a separate cloakroom WC and a partially converted space to the rear of the garage. The driveway provides parking for 2/3 vehicles and the south easterly garden has a private patio, elevated section of lawn and a dilapidated outbuilding.

- **Mid terrace house with three bedrooms, offered with no forward chain**

Ground floor:

- Double glazed door to **entrance hallway**
- **Separate WC** and wash hand basin, stairs to first floor
- Glazed double doors to the lounge/dining room
- **Lounge/dining room** is a dual aspect room with double glazed window to the front and sliding patio doors to the rear giving access to the garden, Adam style fireplace with stone backdrop and hearth and archway through to the kitchen
- **Kitchen** comprising a range of base and wall mounted units with adjoining worktops, sink unit, space for cooker and plumbing for white goods, open plan to a separate sun room
- **Sun room** in need of repair, dual aspect wooden casement double glazed windows and doors and polycarbonate angled roof
- **Hobbies room** integral space with no window converted from the original garage with integral door to the garage itself

First floor:

- **Landing** with hatch to loft space, doors to all rooms
- **Bedroom one** has a double glazed window to the rear
- **Bedroom two** has a double glazed window to the rear
- **Bedroom three** double glazed window to the front
- **Bathroom** modern matching white suite with panelled bath, WC, wash hand basin, double glazed window to the front and double doors to cupboard housing a Worcester combination boiler

Outside:

- Hardstanding **driveway** to the front with parking for several vehicles to the garage enclosed both sides by panelled fencing
- **Integral single garage**
- **Rear garden** has two sections with private paved patio and steps up to an elevated section of lawn with outbuilding in need of repair, enclosed by panelled fencing with a south easterly aspect

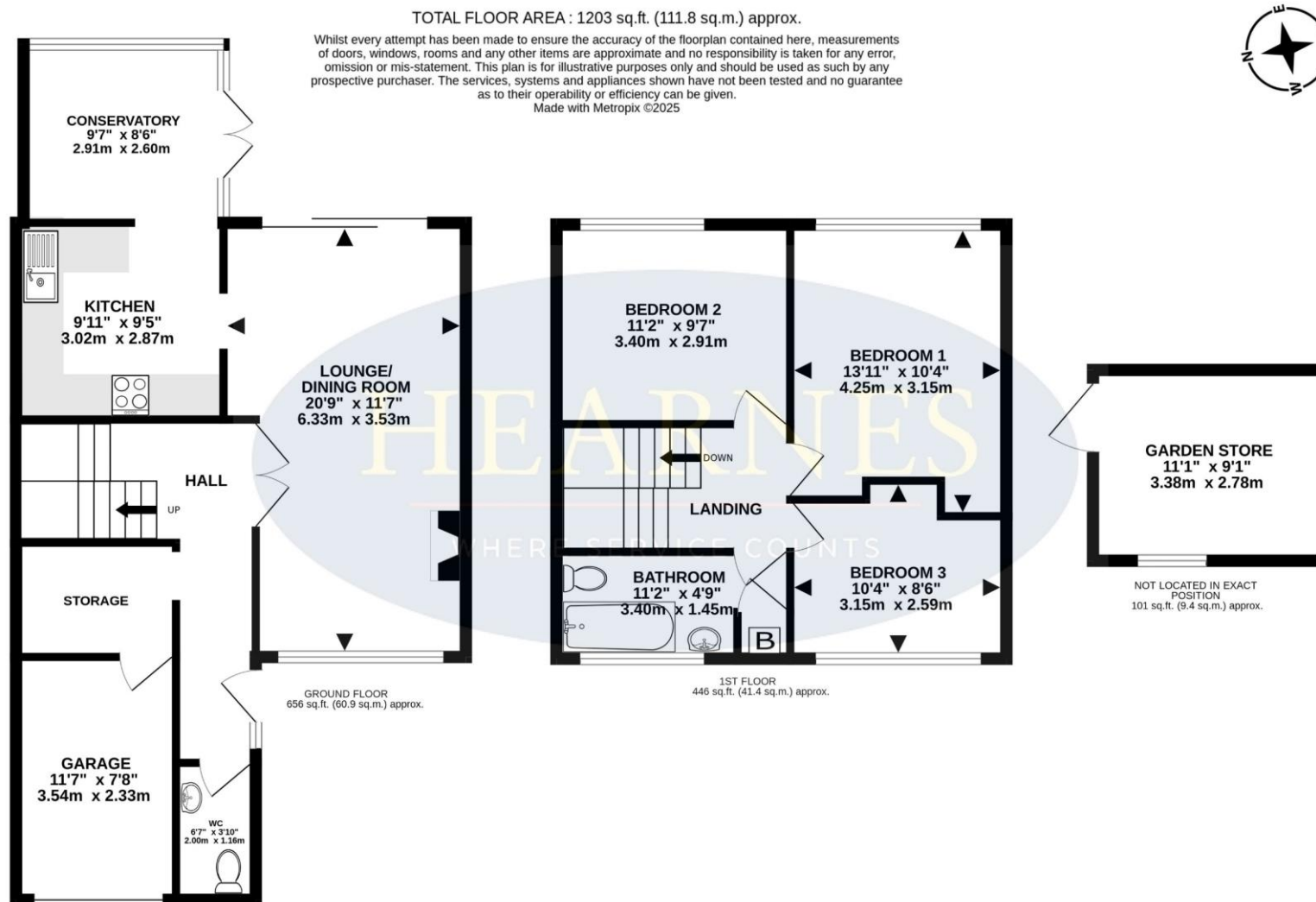
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 2 miles away.

COUNCIL TAX BAND: C

EPC RATING: C

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.





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