



HEARNES

WHERE SERVICE COUNTS

Coppice Avenue,
Ferndown, Dorset, BH22 9PW

FREEHOLD GUIDE PRICE

£350,000

“A well presented bungalow with a private west facing garden offered with no onward chain”

This conveniently located and well maintained two bedroom semi detached bungalow has a private west facing garden, single garage and driveway providing off road parking.

The property has been owned by the current owners for circa 13 years. The living accommodation has been enlarged with the addition of a conservatory which has a recently installed insulated roof.

The property now comes to the market offered with no onward chain.

- **Two bedroom semi detached bungalow with a west facing garden and no onward chain**
- **Entrance hall** with linen cupboard and storage cupboard
- **Kitchen** incorporating rolltop work surfaces, base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, recess and plumbing for dishwasher
- **Lounge** which is open plan with the conservatory/dining room
- **17' Conservatory/dining room** which has a recently installed insulated roof, enjoys a pleasant outlook over the private west facing rear garden and radiator allowing for this room to be used all year round
- **Bedroom one** is a 16' double bedroom with a double glazed window to the front aspect
- **Bedroom two** is a single bedroom with a double glazed window to the front aspect
- **Family bathroom** furnished with a white suite incorporating panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor
- The **rear garden** faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 25' x 20'. The garden itself is predominantly laid to lawn and is bordered by well stocked flower beds. There is a covered decked seating area and a useful timber storage shed
- A front and side **driveway** provides generous off parking. The side driveway in turn leads up to a single garage
- Single **garage** has light and power, metal up and over door
- **Further benefits** include a gas fired heating system with replacement boiler, UPVC double glazing with replacement fascias and soffits. There is also superfast broadband which has been recently installed in the road. The property comes to the market offered with no onward chain.

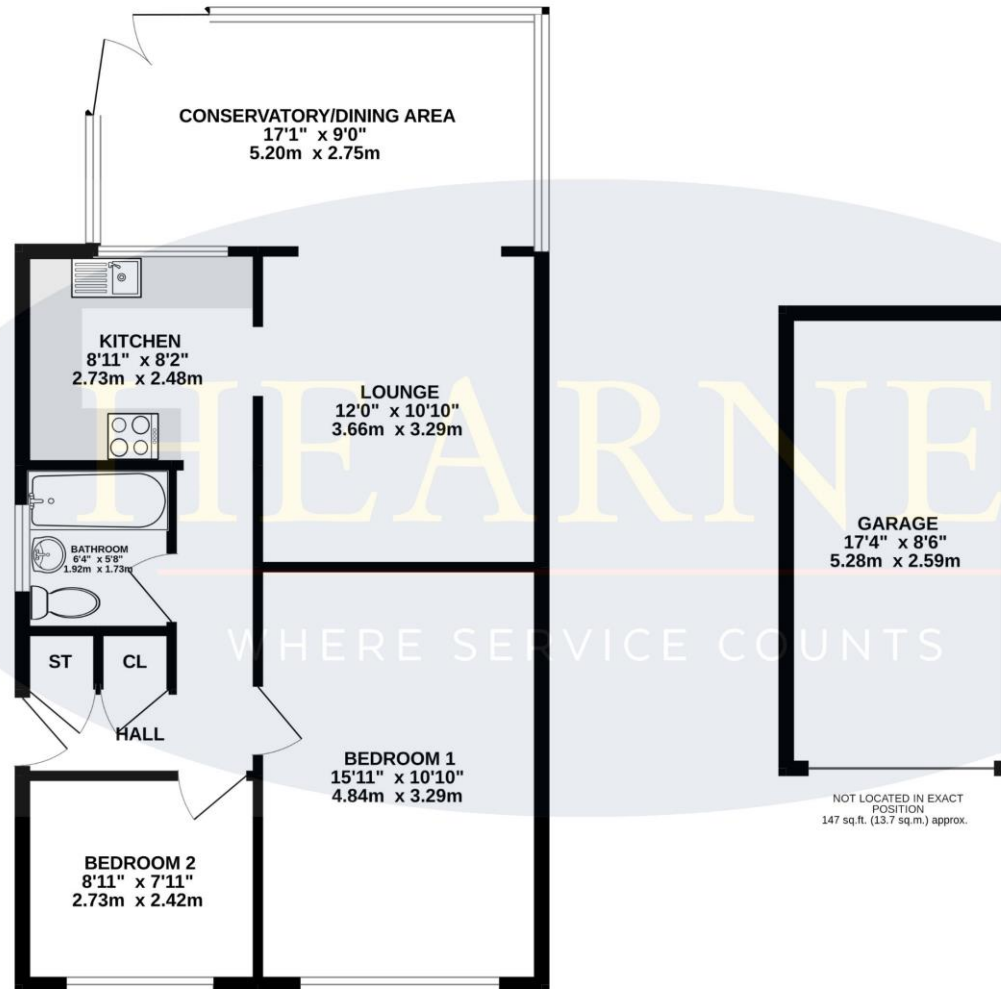
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately less than 1.5 miles away.

COUNCIL TAX BAND: C 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: 843 sq.ft. (78.3 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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NOT LOCATED IN EXACT
 POSITION
 147 sq.ft. (13.7 sq.m.) approx.

GROUND FLOOR
 696 sq.ft. (64.7 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

