



HEARNES

WHERE SERVICE COUNTS

**Victoria Gardens
Ferndown, Dorset, BH22 9JQ**

FREEHOLD PRICE

£325,000

***“Situated in the heart of Ferndown’s town centre
with a west facing garden and no chain”***

This conveniently located and generous sized three double bedroom end of terrace family home has a ground floor cloakroom, integral garage and enclosed west facing rear garden.

This light and spacious family home is situated in a peaceful, yet convenient cul-de-sac location approximately 600 metres from Ferndown’s town centre. The property is in need of some updating and has a tremendous amount of scope and potential and now comes to the market offered with no onward chain.

- **Three double bedroom end of terrace family home offered with no chain**

Ground floor:

- **Entrance hall** with large walk-in understairs storage cupboard and internal door leading through into the integral garage
- **Cloakroom** finished in a white suite
- **19ft Dual aspect lounge/dining room** with double glazed window to the front aspect, sliding patio doors leading out into the west facing rear garden and a serving hatch through to the kitchen
- **Kitchen** incorporated roll top worksurfaces, base and wall units, wall mounted gas fire boiler, recess for cooker, recess and plumbing for washing machine, recess for fridge, double glazed window overlooking the rear garden with double glazed door giving access

First floor:

- **Bedrooms one and two** are both double bedrooms
- **Bedroom three** is also a double bedroom benefitting from fitted wardrobes
- **Spacious family bathroom** finished in a white suite incorporating panelled bath with shower over, pedestal wash hand basin, WC

Outside:

- **The rear garden** measures approximately 30ft in length, faces a westerly aspect, offers a good degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a **concrete patio area**. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds
- There is a side gate opening onto a side path
- **A front driveway** provides off road parking and in turn leads up to an integral single garage
- **Integral single garage** has a metal up and over door, light and power and internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

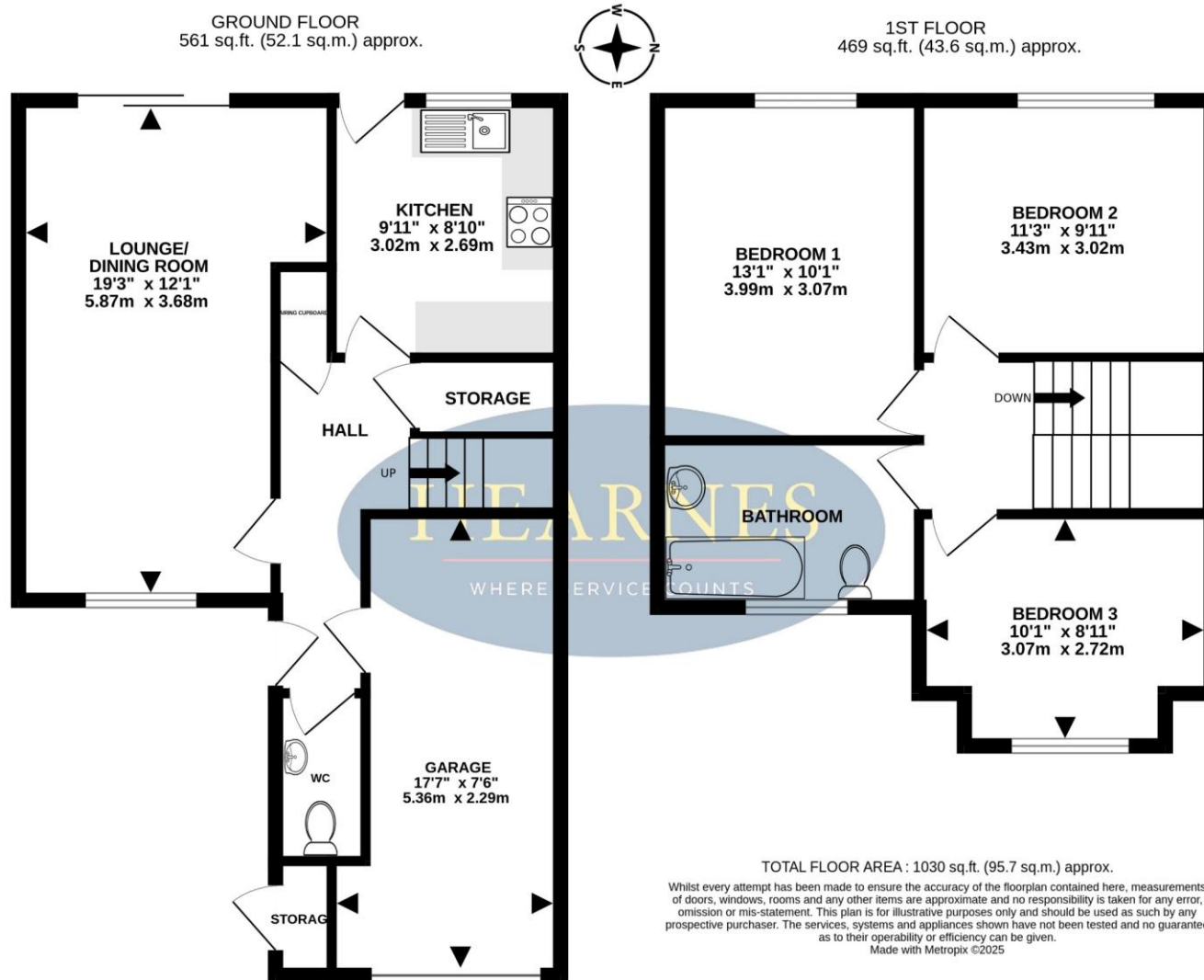
Ferndown offers an excellent range of shopping, leisure and recreational facilities.

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.





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