



HEARNES

WHERE SERVICE COUNTS

Leeson Drive, Ferndown
Dorset, BH22 9TL

FREEHOLD PRICE

£329,950

“A well-presented end of terrace family home with a south facing garden, single garage and no chain”

This conveniently located and well-presented three bedroom end of terrace family home has a south facing rear garden, single garage located in a nearby block and is offered with no onward chain.

The property offers light and spacious accommodation, both the kitchen and dining area having direct access out to the south facing rear garden, a garage is located in a nearby block and the property is conveniently located for amenities.

- **Three bedroom end of terrace family home with a south facing garden, single garage and no chain**

Ground Floor:

- **Entrance porch**
- **Lounge area** with a window overlooking the front garden and stairs rising to the first floor
- **Dining area** with understairs storage cupboard and French doors leading out to the rear garden
- **Kitchen area** incorporating work surfaces, base and wall units, integrated oven, grill, hob and extractor, space for a fridge/freezer, recess and plumbing for a washing machine, cupboard housing a wall-mounted gas-fired boiler, attractive tiled splashbacks and a door leading out to the rear garden

First Floor:

- **Bedroom one** is a good sized double bedroom
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, wc and fully tiled walls

Outside:

- **Rear garden** measuring approximately 50ft in length, is fully enclosed and faces a southerly aspect. Adjoining the rear of the property is a paved patio, with a side path leading down to a side gate. The remainder of the garden is predominantly laid to lawn, whilst at the far end of the garden there is a useful timber storage shed. A rear pedestrian access leads out to a garage located in a nearby block
- **Garage** located in a nearby block with a metal up and over door
- **Landscaped front garden** for ease of maintenance
- **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. Ferndown's town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: C

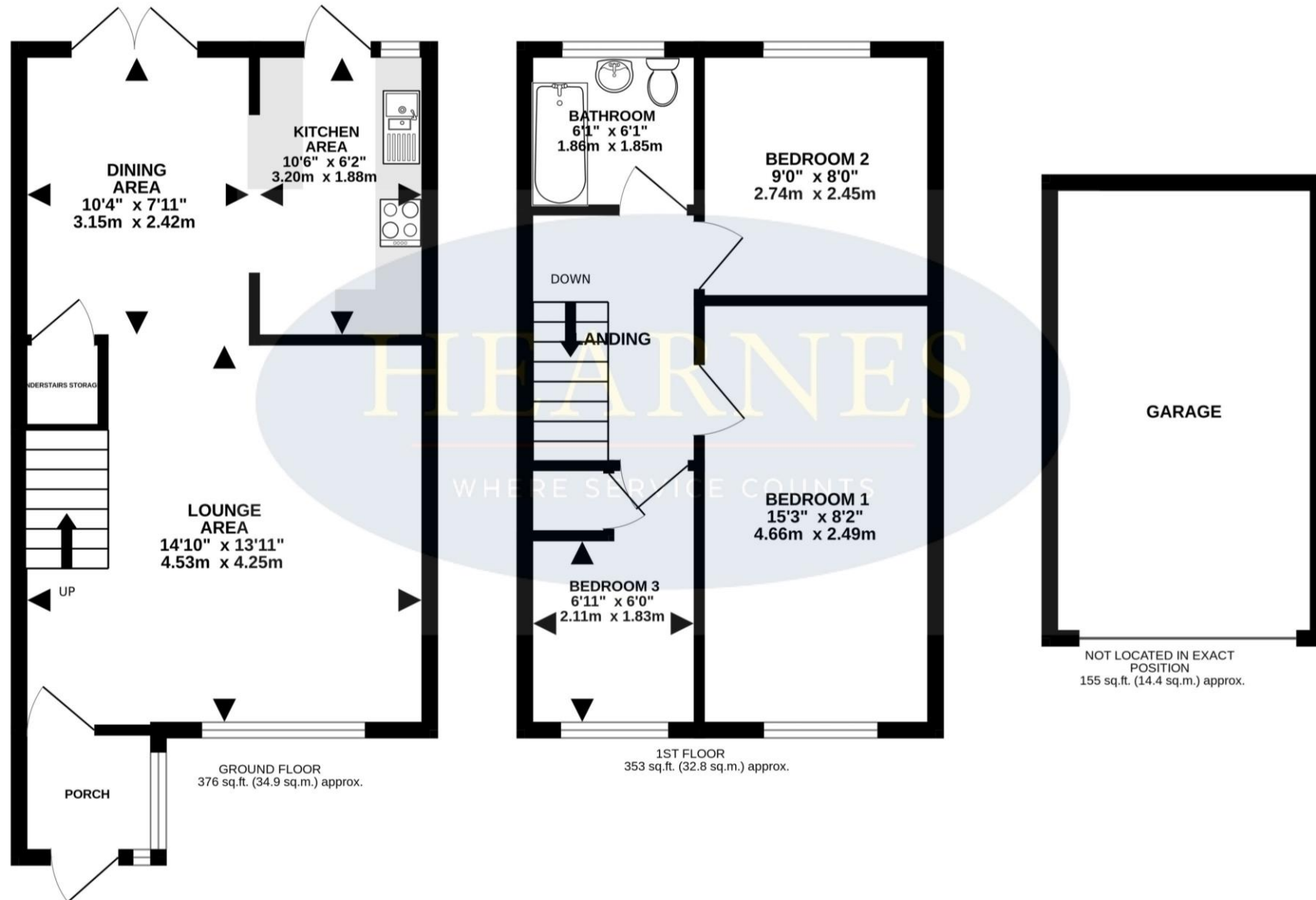
EPC RATING: C



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TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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