



**Clayford Avenue,
Ferndown, Dorset, BH22 9PG**

FREEHOLD PRICE

£299,950

“A deceptively spacious bungalow with a 45’ private west facing garden and no chain”

An improved and conveniently located two bedroom semi detached bungalow with a 45’ private west facing rear garden and driveway providing generous off road parking.

The property has had a number of improvements which includes a newly re-fitted kitchen/breakfast room, a re-fitted shower room and a replacement gas fired boiler. The property also now comes to the market offered with no onward chain.

- **Two bedroom semi detached bungalow with a 45’ private west facing rear garden and no onward chain**
- Good sized **entrance hall** with a walk-in cupboard with a replacement wall mounted Valliant boiler
- Walk-in **store room** with a rolltop work surface and recess for appliances beneath
- 16’ **Lounge/dining room** with a box bay window overlooking the front garden
- **Kitchen/breakfast room** has been recently re-fitted and incorporates rolltop work surfaces, a good range of base and wall units, integrated oven, hob with extractor above, breakfast bar, recess for fridge, recess and plumbing for washing machine, double glazed window overlooking the rear garden and a double glazed door leading out onto the patio area
- Generous sized **shower room** re-fitted in a modern white suite incorporating a shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom one** is a large double bedroom
- **Bedroom two** is a good sized single bedroom
- The **rear garden** measures approximately 45’ in length x 35’ in width, faces a westerly aspect and offers an excellent degree of seclusion. The garden itself is enclosed, predominantly laid to lawn with a paved patio adjoining the rear of the bungalow and a path leading down to a side gate
- There is a good sized area of **front garden**
- A **front driveway** provides generous off road parking
- **Further benefits** include double glazing, a gas fired heating system and the property is 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 mile away.

Agents Note: There is a badgers sett in the rear garden of the property

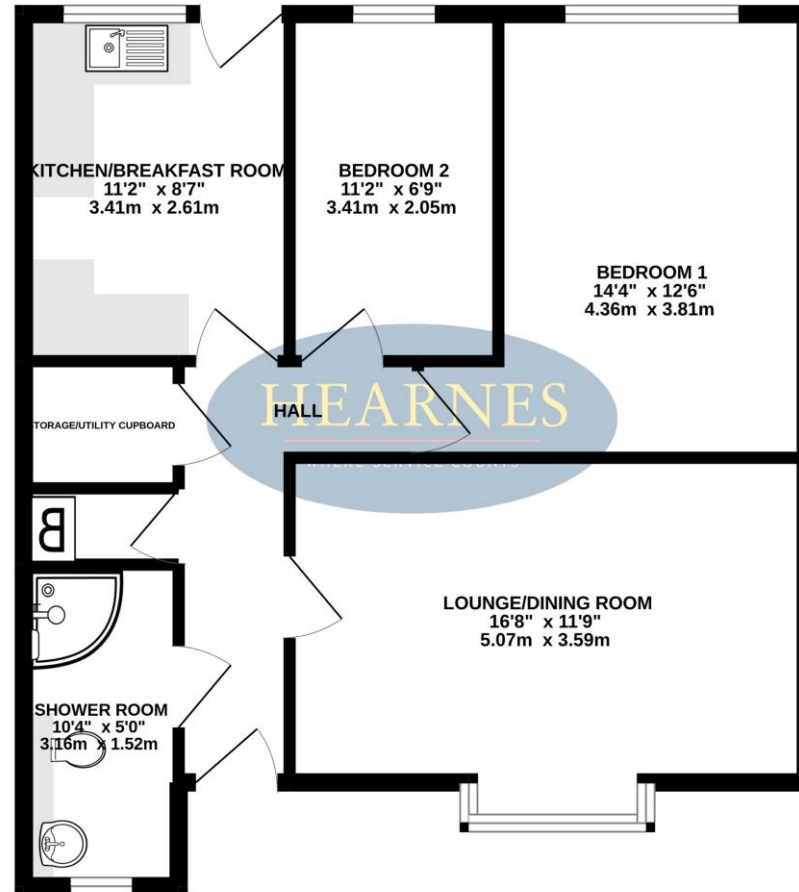
COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTE: 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.



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

